

THE STANDARD

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SAILORS' SNUG HARBOR.

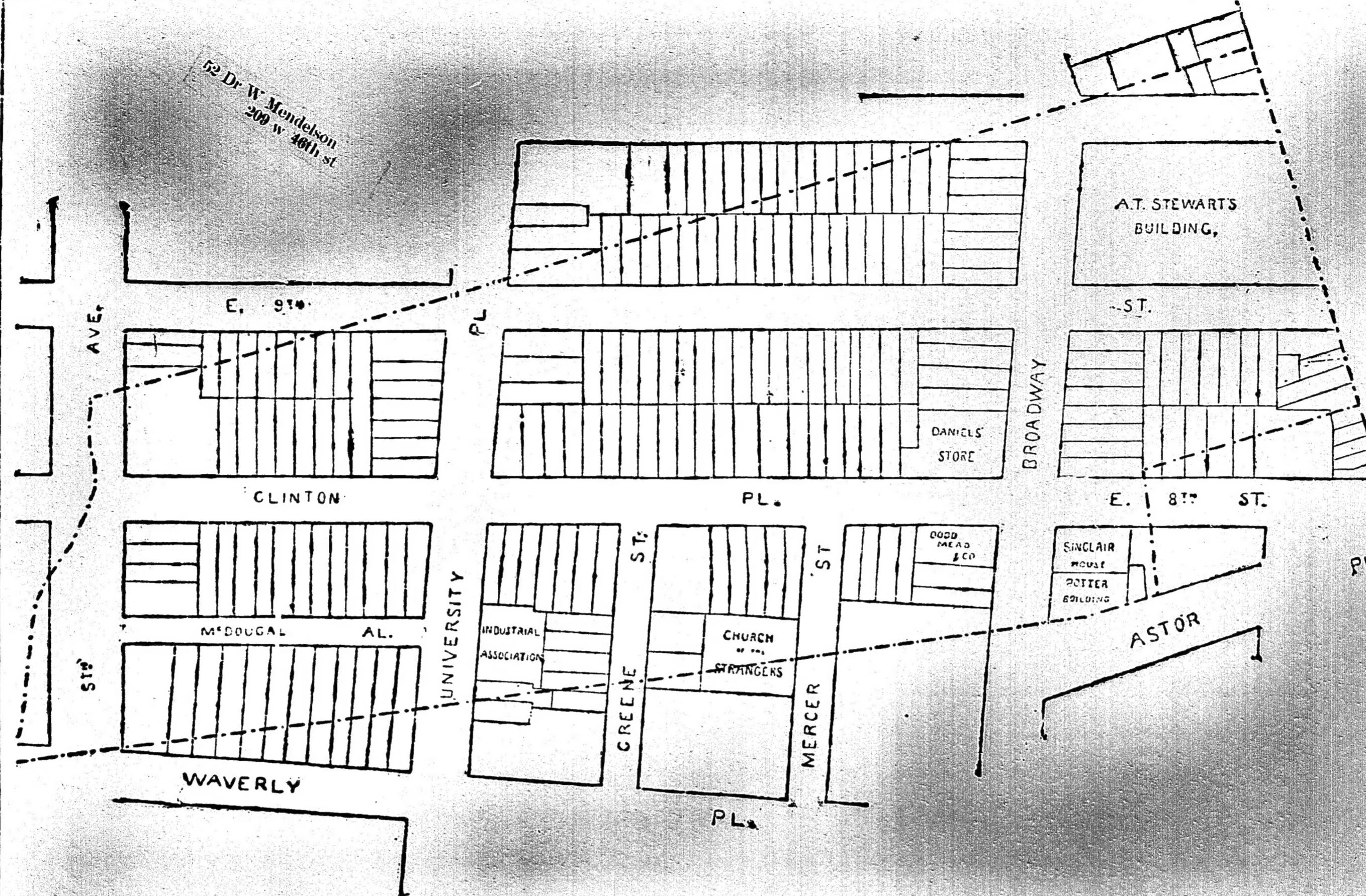
"They that go down to the sea in ships, that do business in great waters," lead a life of peril, hardship and excitement that makes any home ashore a very haven of rest when, worn out and weather beaten, they abandon the sea. How doubly delightful then must it be to such men to find themselves the heirs to a life estate in a palace by the salt water, faired by sea breezes, and in full view of the shipping of a great harbor crowded with craft flying the flags of all nations. Such may be the happy lot of every sailor, of whatever nationality, who can prove that he has sailed for five years under the flag of the United States, and such also is the privilege, it is whispered, of some who have never seen a foreign port or sailed five years under any flag, provided they have what our local politicians call the necessary influence.

On the shore of Staten Island, within thirty minutes' sail of the Battery, stands a group of stately buildings surrounded by handsome grounds and known as the "Sailors' Snug Harbor." The closely shaven lawns are shaded by beautiful elms and dotted here and there with statuary. Old men stroll along the well paved walks, and beneath the trees a group of bronzed old tars may often be seen seated and listening, for perhaps the hundredth time, to some well spun yarn, in happy unconsciousness of the invention of the chestnut bell. Inside the building a comfort and elegance worthy of the exterior are maintained. The hard wood and encaustic tile floors are literally swept and garnished. A library is open to all, and across the hall is a reading room furnished with newspapers and current periodicals. The dormitories are clean and cool and each man has an iron bedstead and a comfortable bed to himself, though three or four generally sleep in a room. Long dining rooms, capable of seating nearly a thousand men, are kept scrupulously neat. Every man's seat is designated by a brass number, and should he desire to "go ashore," as they put it, he unscrubs this number and takes it to the governor, and it is kept until he returns. Two noble buildings serve as hospitals, and the sick have the best of medical attendance and nursing; and should they die they are buried in a cemetery on the grounds.

OCCUPATIONS OF THE INMATES.

The inmates of Snug Harbor are furnished with food, clothing, tobacco and the other necessities of life—among which grog is not counted—free of cost, and they are under no obligation to do any work whatever. Most of them do work, however, in order to obtain money of their own. Some want money to send to children or other relatives, and a good many want it to buy that one commodity not furnished by the management—rum. There is, however, comparatively little intemperance among them, as habitual drunkenness would forfeit their right to their home. A number of the best informed inmates are employed by the management as guides, and they are paid by the institution for the service. These men show visitors over the buildings and grounds and courteously answer the many questions put to them. One of these guides, Mr. Storer, a man of New England birth, appears to have made a study of the institution, and he is as familiar with its past as with its present. Another set of inmates wait on those who are dining and receive monthly pay for their services. Others work on the farm, if so inclined, while a great many work at making baskets, mats, miniature vessels, hammocks, etc. The institution furnishes rooms especially fitted up for this purpose, and the men buy their own material. This at least was the custom, but the relation of employer and employed has grown up among them. Some of the men having the necessary capital buy palm, cane and cordage in quantities and make contracts to deliver a given quantity of goods to city dealers, and these hire others to work for them. Quite an industry of this kind has sprung up through recently created demand in the fancy goods stores for doll hammocks. But though the relation of employer and employed has grown up, there is no conflict between labor and capital. If any man does not like his wages, he quits working for an employer and sets up in business for himself; though, of course, he has not so sure a market as has the "contractor" who has engaged to furnish baskets, hammocks or mats to a city store. No fear of want drives the workman to submissiveness, and a few dollars of capital, easily earned, will set him up in business for himself. Neither is he confined to Snug Harbor in seeking opportunities for business or pleasure. He can walk out of the gate when he chooses, and has merely to give notice to the governor, such as any member of a family would give to its head, in order to "go ashore" and stay as long as he pleases. When he is ready he goes back, sure that his bed and place at table are awaiting him. Some inmates, overcome by a longing for the sea, go off for a voyage and remain away a year or so, while the number absent on visits to friends or relatives is always considerable. Snug Harbor is, in fact, a true home, where inmates enjoy that liberty to come and go without which it would be a prison.

NOT PAUPERS, BUT HEIRS TO AN ESTATE. This liberty is not to be wondered at, when we remember that these men are not paupers, but the heirs to a handsome estate. During the revolutionary war a Scotchman named Randall, who had settled in New Orleans, then a Spanish colony, finding that port open for the sale of the prizes of Yankee privateers, entered actively into privateering as a business, and by the close of the war had amassed a moderate fortune, which he left to his children.



ROBERT RICHARD RANDALL'S FARM.

The lines given show the farm as it originally appeared. In adapting it to the lines of the city as now laid out, some changes have been necessarily made. Otherwise the estate would have owned the fronts of some lots only, and would have owned the rear of other lots having no access to the street. Again, the old Sandy Hill road, which at first formed the southern boundary of the estate, was in time replaced by the Greenwich road, which in turn gave way to the present Waverly place. This gave the estate a front on the last named street for all of the lots between University place and Fifth avenue that appear on the diagram to be cut off by the old boundary line. This is one of the most valuable pieces of the whole property. On it stand the fine row of handsome dwelling houses fronting Washington square.

Robert Richard Randall, his eldest son and principal heir, settled in New York, having exchanged estates with an old New Yorker, who found himself compelled to reside south on account of impaired health. In 1801 Robert Richard Randall called in Alexander Hamilton and Daniel D. Tompkins, not for consultation on some grave question of statesmanship, but for the purpose of making his will. After making numerous bequests to relatives and servants, he consulted the two lawyers as to the best disposition of the remainder of his property, and it is said that it was Hamilton who suggested that a fortune made on the sea might well be devoted to making comfortable the declining years of worn out and disabled seamen. Randall accepted the suggestion and made his will, appointing as trustees to carry out his purpose the chancellor of the state of New York, the mayor and recorder of the city of New York, and the president and vice-president of the marine society, the president of the chamber of commerce, the senior minister of the Episcopal church and the senior minister of the Presbyterian church, in the same city. The selection appears to have been a wise one, as the purposes of the testator have been faithfully carried out, and the constitution of the board is such that it cannot become a self perpetuating body.

THE RANDALL FARM.

One would suppose that the estate bequeathed to these trustees was a truly magnificent one, if it was to enable them to maintain in the style described a number of inmates increasing from 33, admitted at the opening of the institution in 1833, to 844, the number now in Snug Harbor. An examination of the property bequeathed must, however, have caused the first trustees to conclude that it would be some time before the income at their disposal would be sufficient to maintain the fifty sailors mentioned in the will as the proper number to start with. The principal property bequeathed to them was the farm of twenty-one acres on which the testator had lived. Anyone leaving New York for a stroll into the rural districts in the year 1800 would after a walk of a mile or so, have come to a pale fence at a point where Broadway and Astor place now meet, and he would, there have found the entrance to Randall's farm. On the property were a mansion house and stables. This farm was bounded on the north by the property of Henry Brevoort, on the east by what is now Fourth avenue, on the south by the Sandy Hill road, a portion of which is now part of Waverly place, and on the west by a run which disappeared many years ago beneath the then newly opened Fifth avenue. It was a good farm, however, containing an excellent orchard and market garden, and the prophetic eye of the real estate men of that early day saw that it was a gift not to be despised. The trustees managed the estate at first as executors of Robert Richard Randall, but the frequent changes in their personnel caused inconvenience, and in accord with one of the provisions of the will they applied to the legislature for an act of incorporation, which was granted February 6, 1806. The preamble of this act recites that "the said trustees have represented that the said estate is of considerable value, and if prudently managed will, in time, enable them to erect such hospital." The facts at the time appeared to warrant the hope, for the reported income from the estate in 1806 was \$4,248; eight years later in 1814 it had increased to almost \$6,000, and in 1817 it was \$6,659.92. The growth of population from 1800 to 1810 had been more than fifty per cent, but the war of 1812 caused an actual loss of population, which from 96,373 in 1810 fell to 93,634 in 1816. This accounts for the failure of the income from the farm to increase much between 1814 and 1817. In 1820, however,

the population numbered 123,706, and then began that rapid increase which soon caused the estate to advance greatly in value. This began to be so apparent in 1817 that the trustees applied again in that year for legislation permitting them to buy elsewhere less valuable land on which to erect their buildings. The petition was not granted until eleven years later, and during the intervening time the trustees had their hands full in defending their title to the estate, which by that time had clearly become a valuable prize, well worth fighting for. This great law suit largely absorbed the revenue of the estate, and it was not until 1830 that the United States supreme court rendered its decision sustaining the will. In May of the following year the trustees purchased a farm of 130 acres on Staten Island (the present site of the institution) for \$10,000, and they subsequently added twenty-one acres with a water privilege at a cost of \$6,000. The corner stone was laid in October, 1831, and the institution was opened Aug. 1, 1833.

RAPID INCREASE IN VALUE.

During the ten or twelve years of litigation that prevented the development of the estate, between 1817 and 1830, the population of New York had more than doubled, and by 1835 it had again more than doubled, that is to say, from 93,634 in 1816 it had increased to 513,547 in 1835, and hence it is not remarkable that the income of the Snug Harbor estate had increased from \$6,659.92 in 1817 to the handsome sum of \$75,000 in 1835. As the population has since grown to nearly one and a half millions the advance in income has continued, and it has been further increased by judicious investments of the surplus funds. In 1870 the income of the estate was \$127,000; in 1875 it was \$262,808.81, of which \$249,612.50 was derived from rents, and in 1886 it was \$302,643.24, of which \$276,196.71 was derived from rents. The annual report for 1886 is dated March 9, 1887, and has just been forwarded to the proper officers. It is as follows:

The annual report of the controller of the "Sailors' Snug Harbor in the city of New York," showing the receipts and disbursements of the trust, from the 1st day of January to the 31st day of December, 1886; showing also the present state of the funds and an estimate of the income for the year 1887.

Balance of cash on hand Dec. 31, 1886. \$24,333.91
Amount of New York city bonds maturing May 1, 1886. \$6,500.00
Due and due on P. Wheatley's bond. 8,000.00
Dividends on Marine bank bonds. 4,082.72
For sundries sold by the governor of the institution for account of the trustees, for the use of the Harbor, docks, etc. 2,965.18
For rents during the year. 276,196.71
For interest on investments, etc. 22,451.55

Disbursements.
Purchase of \$100,000 United States 4 per cent bonds. \$127,751.25
Improvements and repairs on the institution buildings. 35,216.85
Expenses of the institution for maintenance of the inmates, including taxes. 178,686.22
Balance of cash Dec. 31, 1886. 28,547.58

\$883,381.90 \$889,531.90

Statement of the Funds.

Buildings and lots obtained by exchange of
Loans on bond and mortgage. \$362,567.74
United States bonds, par value. 150,000.00
New York city bonds, par value. 50,000.00
Temporary deposits in trust company. 70,000.00
Marine bank balance. 20,256.80
Balance of cash dist. December, 1886. 28,547.58

\$886,978.92

Estimated Income for the Year 1887.

Rents of lots and buildings. \$25,157.50
Ground rents outstanding and collectible. 6,800.00
Interest. 21,125.00

\$32,082.50

New York, December 31, 1886.
THOS. GREENLEAF, Comptroller.

MEAGER REPORTS.

In 1816, some difficulty having previously been experienced in ascertaining who were the senior members of the Episcopal and Presbyterian churches, the legislature passed an act designating the rector of Trinity church and the minister of the Presbyterian church, then located on Wall street, as the clerical trustees of the corporation, and at the same time it added a clause requiring the trustees to make

an annual report to the legislature of the state and the common council of the city of New York. That given above is the report made in obedience to this requirement for the year 1886. These reports appear to grow less explicit from year to year. That for 1875 specified certain buildings from which rent was derived and gave the ground rents in a separate item. The report for 1875 showed all rents under a single head. The report for 1875 showed that there had been paid out for salaries \$16,166.64, for wages \$10,925, and for supplies \$48,175.76; that for the past year lumps of these items in the single line, "Expenses of the inmates," \$178,636.22. A much more remarkable instance of official reticence is shown in the statement of the property held by the trustees. In the report for 1875 the dwelling houses at 8 and 10 Clinton place were mentioned, and at \$17,774.12; in the last report this item has risen to "buildings and lots obtained by foreclosure of mortgage, etc., at cost, \$362,367.74," and in neither report is any estimate given of the value of the ground in this city from which the trust derives its income, or that on Staten Island on which the institution is situated. This policy extends to the withholding of a map of the company's property from the register's office, and to a general reticence about the extent and value of the property. Mr. Greenleaf, the comptroller of the corporation, positively refused to permit the writer of this article to have made a copy of an interesting and curious map of the Randall farm before it was intersected by streets and cut up into building lots. He curtly declared, "It is our private property," and said that no one outside of the company had any right to see it. It is not presumed that this reticence covers up anything that there is cause for concealing, unless, perhaps, a generous salary list, but it appears to be common to all corporations holding large blocks of real estate in this city. Trinity church, for instance, conducts its affairs with such absolute secrecy that even those county officers whose business it is to deal with real estate, are refused a copy of its maps, and no information whatever concerning the source, extent or disposition of the enormous revenue of the corporation can be obtained by any individual. In the interest of honest tax valuations, if for no other reason, the legislature ought to compel public reports and the filing of maps by all such corporations.

ACCUMULATING WEALTH.

The last annual report shows that the income of the estate exceeded by more than a hundred thousand dollars the expense of maintaining the institution. Included in these expenses are not only the liberal salaries of the governor, chaplain, physician, steward and numerous other officers of Snug Harbor, but the wages of superintendence paid to the people who perform for the property in this city those duties usually undertaken by landowners and their agents in the management of private estates. The blind and confusing annual report of the trustees offers no clew for ascertaining the amount thus allowed, but the style maintained in their elegant offices in Wall street and the air of prosperity attending their servants indicates that such payments are not niggardly, and are sufficient to secure whatever ability is required for the successful management of a great property. Yet, despite such liberal expenditure, there is a steady and rapid increase in the company's property outside of and beyond its original real estate. The annual report for 1875 showed such property amounting in value to \$279,449.63, but the report for 1886 showed that this species of property owned by the trustees had advanced in value to \$898,978.92. As a corporation of this kind

ready been recovered to an extent that promises further building operations.

VALUES AND POPULATION.

That the increase in land values is due solely to the pressure of population is absolutely demonstrated in the case of this property. In 1790 the population of New York was but 33,131, and Mr. Randall obtained his twenty-one acres as a country seat at rural land prices. In 1800 the population had risen to 60,489, and when he came to make his will, a year later, it was seen that the property was likely to become valuable. The extent of the rise in value was not imagined, however, since it was the original intention to build the Snug Harbor on the farm itself. The relation between increase in population and the rise in the value of land after that time is shown as follows:

Population.	Income from Estate.	
	1805	1886 (estimated)
33,131	\$3,641	\$4,245.00
55,634	1,817	6,650.52
60,489	1,000	10,000.00
242,265	8,760	17,000.00
1,046,667	17,523	262,388.31
1,500,000	88,000	322,648.24

These figures cover the eighty-one years that have elapsed since the growth of the city northward began to add to the prospective urban value of the Randall farm. During that time the population of the city has grown twenty times as great as it was in 1805, but the income of the Randall farm has become *more than seventy times* as great during the same period. Nor is this all. The system of leasing adopted by the trustees does not permit the estate to feel so quickly the result of this pressure of population as it is felt by property privately owned. There are doubtless to-day numerous leases having from five to ten years to run that will be renewed at a great increase in rent at their expiration, and that could be renewed now at a large increase if the property were for any reason thrown on the company's hands.

New York below Forty-second street covers 3,005 acres, which are, on an average, as valuable as the twenty-one acres on the Randall farm. Some of this area is owned by Trinity church and other large corporations or estates, but most of it is in private hands. It is not likely that its owners fail to get from it at least as high ground rent as is obtained under the Snug Harbor long lease system. It is 186 times as great as the Randall farm, and the ground rents derived from the remainder of this area, taking Snug Harbor's last year's receipts of \$298,127.50 as a basis, would amount to \$55,063.57. Here, after making all conceivable allowance for the unselfish good that the possessors of Trinity and other such estates would have us believe that they do with their money, is the evidence that private individuals are able to levy for their own use and benefit an annual tax of over \$50,000,000 a year on the 813,76 people who occupy that part of Manhattan island. They gather this tax not as hire for buildings erected by their enterprise, not in return for any service they have rendered to the public, and not, as do the Snug Harbor trustees, for any object of benevolence and public benefit, but they obtain this money as their reward for possessing land that over \$80,000 people must use on almost any terms, and they spend it solely for their own gratification.

This illustrates the manner in which rent sucks the life out of a community, appropriating the fruits of labor and the interest of capital while rendering no return, depriving men in their prime of the just returns of their toil, and neglecting to make for them, when they become worn out, such provision as is enjoyed by the old sailors at Snug Harbor, who, if they were engaged in the carrying trade of this port, did do something to add to that growth of land values of which they are now reaping the benefit. It is certainly vastly better that more than eight hundred old tars, who have in their time done their full share of the world's work, shall thus enjoy the benefit of the rise in value of Robert Richard Randall's twenty acre farm than that a few heirs, their successors and assigns, should live in luxurious idleness by means of the privilege of taxing for its use those who have given that land a value that has increased its capacity to yield income more than seventy fold in four score years.

WHAT SNUG HARBOR DEMONSTRATES.

This hasty, and necessarily imperfect, study of the history of one of the many farms since covered by New York, demonstrates the folly of the existing system of land tenure and gives us a glimpse of the blessings attainable from the ownership of land by the people as a whole. Here we find a little farm, lying on the outskirts of the city fourscore years ago that was then worth less than many a potato patch or cabbage garden of equal area on Long Island is worth to-day. It fell, almost by accident, into the hands of trustees, whose duty it became to maintain the property intact and nurse its revenues for a specific purpose. They did not fertilize it or cultivate it. No use of the ground for agricultural purposes would have ever made it capable of supporting eight, much less eight hundred, men in comfort and idleness. Neither did the trustees attempt to increase its value by building on it or otherwise rendering it suitable for human habitation. It was the community of the city of New York, to use the expressive phrase of the city charter, who laid out the present streets, built beneath them the sewers necessary to health in a dense population, brought to the city pure water, lighted the streets and paid the police to preserve order. It was the whole people, acting through their municipality, that thus wrought the direct improvement necessary to make the Randall farm a compactly built portion of a great city. Again, it was the private activity and enterprise of these same people that caused the growth of business and

demand for residential purposes. Lastly, it was the private capital and labor of these same people that built the dwellings on the property, the builders paying roundly for the privilege. At no stage of this growth did the trustees need to so much as raise a finger to promote the increase in the value of the land committed to their control. All that they needed to do was to hold on. The city was bound to grow northward, and it must grow over the Randall farm. The trustees were in a position to block the way of that growth unless their terms were complied with. For not interposing such an obstacle; for consenting that the whole people should make their land valuable and that private individuals should, by their labor and capital, adapt it to human use, these trustees were enabled to demand the rents that now yield a splendid revenue beyond their power to spend in the discharge of their trust. In thus playing the dog in the manger and levying blackmail on the labor and capital of the whole people, to which, as trustees, they contributed nothing, these men but fulfilled their trust and obeyed the law. They deserve praise not blame for their conduct, and no one can censure the thousands of private owners of land who followed the same course, reaped where they had not sown and ate bread earned in the sweat of the faces of other men. It was the law and custom, and appeared, both to the oppressor and the oppressed, to be the natural order of affairs, as unquestionable and as fixed as then appeared the right of a white man to own a "nigger." Had the law been different; had the whole of the taxation for municipal purposes been laid on land values, and had such tax been increased so as to appropriate the continued increase in land values for the benefit of the people who caused it, we should not perhaps have had this single institution for the benefit of a small and ever decreasing class, but we should have had something far better—the fairest and stateliest city on earth, dotted with parks, intersected by perfectly paved streets, connected with the main land by tunnels and with Long Island by numerous bridges, spreading over miles and miles of the adjacent country, and closely knit together by a perfect system of street transportation, owned and operated by the people for the public comfort and convenience. No private greed would have suggested the erection of vile tenement houses to be crowded to suffocation by miserable creatures, and no such abject poverty as now curses our people would have dragged down human beings into a willingness to occupy habitations unfit for dogs.

No debt of millions would now press upon the people occupying the territory over which the city would have grown, and though human nature might not have been changed, we may, at least, believe that a prosperous people, occupying individual homes and filled with a sense of a share in the common ownership of the soil on which they lived, would have been more public spirited and virtuous than a population partly scattered beyond the limits of their city and largely made up of those condemned to live in abject poverty amidst the most degrading surroundings.

That the money to make such a city was easily obtainable is perfectly manifest from a study of the growth in value of the Randall farm. The people who built upon and occupied that land paid not merely a ground rent, averaging five per cent on the valuation of the land at the time the lease was made, but they paid all of the city and state taxes on the property in addition. Had the whole of this gone to the public, to whom alone the increase in values was attributable, it would have been over seven per cent on the value, a tax which it appears that the tenants found themselves able to pay. Taking the Snug Harbor ground rents as a basis for calculation, it is seen that, omitting the revenues of that and all other charitable institutions, over fifty millions of dollars is paid annually for the use of the ground on this island below Forty-second street, and probably nearly as much is obtained for the use far greater area north of that street. Be this as it may, a tax on land values that would be sufficient to appropriate their gradual increase to public use would certainly yield something more than fifty millions annually, and perhaps as much as seventy-five or one hundred millions. In either event the receipts would be ample for the expenses of government paving, etc., leaving a surplus for improvement that would pay for a Brooklyn bridge in a single year, and lay car tracks on every street where they are needed, or accomplish any other desirable improvement. If the sum reached the larger figure many other desirable things might be accomplished.

WOULD PEOPLE BUILD?

But, it is constantly asked, would people build on land practically owned by the public. To this it would be a sufficient answer that people will build themselves as comfortable homes as they can afford on almost any tenure that will assure them possession during the ordinary length of time in which a man expects to remain engaged in a profitable business. But the Snug Harbor experience is a practical answer to the query. None of the older portions of the city of New York is better built upon than the Randall farm. It is occupied by vastly better buildings than the properties immediately north and south of it. Any man who wanted to erect a house for himself could arrange to build it on the estate without spending money for a site for his dwelling. He was assured possession for twenty-one years, with an understanding that, if he would agree to an advance in rent at that time, based on the increased value of the land, irrespective of the value of his house, he should have a renewal of the lease for twenty-one years more. On these terms men were glad, forty or fifty years ago, to build substantial houses. The tenure was not in any way more secure than it would be under a system that established practical public ownership of the soil by levying a sufficient tax

on land values. In the latter case the tenures would be perpetual, provided the tax were paid, without any fear that a satisfactory agreement could not be made at the end of twenty-one years. It is true that the revaluation would be more frequent, and probably from year to year; but this would subject the builder of the house to no risk that he does not now run. The increased assessments could only come on the value of the lot, while he is now, under the Snug Harbor leases, bound to meet the taxes on such annual assessments on both the house and lot. The question is one of fact, not of argument. Stewart's up town store, the costly building at Broadway and Astor place, and the handsome residences on North Washington square, afford sufficient evidence that just as grand buildings are erected on leased ground as on land owned in fee, and the land under the system here advocated, would not be leased ground, but land held in fee, and subject to a tax sufficiently high to give to the people the publicly created values now absorbed by individuals.

LAND VALUES AND LABOR.

The effect on labor of the constant expenditure in improvements of the public revenue derived from ground rents and of the activity in building assured by the inevitable spreading of the existing population over the unused ground now held in the grasp of speculation, will be manifest to all who will let their minds dwell upon it.

The growth in values of Randall's farm not only gives us a hint of the revenues that would thus be made available for public use and benefit, but the disposition of the Snug Harbor funds suggests a method of disposing of any surplus over and above that needed for public works. Every civilized state now recognizes its obligation to see to it that the old and infirm shall, if necessary, be cared for at the public expense. The conditions under which such aid has been extended have, however, been made such by the ruling class that its acceptance carries with it a disgrace often more dreaded than death by starvation. Yet men are not, under other circumstances, chary of receiving pensions. The United States government pays out millions annually to the soldiers in the late war, not one of whom feels any disgrace in accepting what has been awarded him. He has done the nation a service, for which his pension is, in part, the reward. Again, the inmates of Sailors' Snug Harbor do not account themselves as in any way humiliated by their acceptance of the bounty that the hand of a dead man gathers from a considerable number of the present generation of New Yorkers and freely hands over to them. They are no paupers, but the heirs to a great landed estate sufficient to provide them with all of the necessities of life. Have they not, too, through years of perilous toil rendered the state some service? Should the state of the future conclude to thus pension to the extent of its ability all who had reached a certain age, or fallen wounded or sick in the battle of life, why might not the shame-bearing word "alms" disappear from our legal vocabulary and such people accept pensions without loss of self-respect? What would become of the labor problem in a community where constant activity provided abundant work for all able-bodied men, where access to natural opportunities elsewhere took away all incentive to overcrowding, and where the old and the infirm were honorable pensioners upon a well-filled public treasury, it is not difficult to imagine. The question is not, however, left to the imagination to settle. The labor problem of the world would be somewhat like the labor problem in Snug Harbor. Enterprising men would still become employers, as enterprising sailors now do there. The certainty of a market, the necessity of supervision or other causes would still make it profitable for many men to work for these employers, so long as the latter did not exact too much in return for their enterprise, sagacity or skill. If such extortion were attempted workmen would drop off from such employers to work for themselves, the most intelligent and skillful being naturally the first to leave, since they would be the men best able to set up in business for themselves, or to adapt themselves to the use of opportunities open to them elsewhere. On the other hand, if men demanded so much wages as to leave to the employer no compensation for his capital, sagacity or skill, he would go to work himself rather than yield. Thus the bargain of industry would be made fairly between equals, and not between an employer on one side who aims starvation as a weapon at the heads of the other parties to the bargain, while these others hold in reserve a threat to stop work which cannot, under existing conditions, be made good unless ultimately backed up by at least the suggestion of brute violence. In short, Snug Harbor, while it is the outgrowth of a vicious system of topsy turvy political economy, which disinherits God's children of God's earth, and gives rule over many a fair and populous province to the mere whim of men whose eyes closed in death while such places were yet in wilderness, nevertheless is full of suggestions of a better condition of society, in which there shall be neither master nor slave, landlord nor tenant, where God's will shall at last be done on earth, and his disinherited children, restored to their patrimony, grow up into a race worth Christ's dying for—a race living joyously in a fair and fruitful land, in which the hopes and heroism of high patriotism shall be justified and Liberty's dream of the ages be fulfilled.

LARGE FARMS IN CONNECTICUT.

Bartford Examiner.

The question, What becomes of the small farms, is answered by the Tenth census reports, which show that in the state of Connecticut the number of farms containing 100 or more acres was increased by 3,848 between the years 1870 and 1880. This proves that the advice of the New York Times for capitalists to invest in farms and rent them out to tenants, is being heeded and realized. It seems that the policy of Henry George could hardly be more detrimental, or seem so to those who fear it.

THE NEW CRUSADE.

DR. M'GLYNN'S ADDRESS AT THE ACADEMY OF MUSIC.

The Fatherhood of God and the Brotherhood of Man—The Religious Nature of the New Crusade—How the Observance of the Law of Christ Will Abolish Poverty.

Never, perhaps, did the Academy of Music contain a larger multitude of people nor witness such enthusiasm as when, on Tuesday night, Rev. Dr. Edward McGlynn came upon the stage to deliver his lecture on "The Cross of the New Crusade." People had waited in the bitter wind an hour for the doors to open, and at a few minutes past eight the great building was full to overflowing, and large numbers were turned away. On the platform and in the stage boxes were representatives of every walk of life, among the most distinguished being Rev. Sylvester Malone of Brooklyn, Rev. Dr. Burtell, of the Church of the Epiphany; Rev. James T. Curran, late assistant pastor of St. Stephen's; Rev. Father McLaughlin, Rev. Father Riordan, Prof. David B. Scott, of the College of the City of New York; Rev. John W. Kramer, Dr. Henry C. Carey, Tom L. Johnson, James J. Gahan, of the *Catholic Herald*; Rev. Charles P. McCarthy, Dr. Samuel Dana, Michael Clarke, John J. Beal and John R. Feeney.

When the reverend father, following Chairman John McMackin, came upon the stage, there went up frantic cheers which only subsided long enough to permit the chairman's introductory words to be heard. It was an animating scene, and many women wept.

Then came the speech. Slowly and faintly came the words at first, and then, as the subject grew upon him the eloquence of the preacher was manifest. Strong words came freely, a glow of enthusiasm lighted up his countenance, and a thrill of sympathy went out to his listeners until, when he cried, "And now, last of all, I would appeal to all you men and women to take up the cross of this new crusade," a mighty shout went up as the vast audience accepted his trust.

The following is the full text of the address:

LADIES AND GENTLEMEN: I stand to-night upon a not very familiar platform. It is true that I may have appeared once and again on this or similar platforms to plead what may not inappropriately be called a political cause. I have spoken occasionally to promote great public interests—of charity, of virtue, of temperance and of law. Yet scarcely one among you needs to be told that I have been exceedingly more familiar with another place, and with another platform, and for many long years—it was twenty-seven years last Friday—I have been ministering before Christian altars and preaching from Christian pulpits. And if I am not permitted to-day to preach the truths that I preached only because I knew them to be truths, and to minister before altars before which I reverently bowed only because I believed them to be the altars of God, and to administer the holy sacraments, of the sanctity and beauty of which I preached, and the frequent receiving of which I inculcated only because I believed them to be Christ's appointed medicine to man; I shall not so stultify myself as to permit any one to say that, because of this suspension from the faculty of preaching in Christian pulpits and ministering before Christian altars, I have changed one tithe or jot of my belief in those truths, or lost any of the reverence that I cherish in my heart of hearts from my youth for the beauty of the house of God and the place where His glory dwelteth.

And if I shall not be permitted to preach those truths from those familiar pulpits, I shall preach them as best I may wherever I may be permitted; and, while I shall not be guilty of the indiscretion of or the indecency of obstructing upon a promiscuous audience the sacred and peculiar dogmas or the holy mysteries of the church that I love, yet so much if I say that I know little of the faith of which I inculcated only because I believed them to be Christ's appointed medicine to man; I shall not so stultify myself as to permit any one to say that, because of this suspension from the faculty of preaching in Christian pulpits and ministering before Christian altars, I have changed one tithe or jot of my belief in those truths, or lost any of the reverence that I cherish in my heart of hearts from my youth for the beauty of the house of God and the place where His glory dwelteth.

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THE NEW CRUSADE.

The demonstration at the Academy of Music last Tuesday evening was an ovation to Dr. McGlynn, but it was also something more. It was a vindication of American Catholicism from the reproach its enemies have sought to put upon it—that of dangerous subjection to a foreign power in political affairs—and equally a vindication of the united labor party from any charge of lukewarmness in support of one who has so freely sacrificed himself in behalf of the principles it represents. Nor was this all. The immense throng that crowded the Academy on that evening was composed of men and women who were not drawn there by curiosity, but who went expecting that Dr. McGlynn would declare the principles for which he has suffered, and who were fully prepared to sustain him in upholding them. They were not an audience of lecture goers gathered to listen to a discourse on some subject of passing interest, but men and women filled with the enthusiasm of a great cause and eager to declare their loyalty to it and to their leader. It is a mistake to speak of the address as a lecture. It was the impassioned preaching of the highest Christian truth to a throng of believers who then and there in their heart of hearts took the cross of the new crusade against the system that defaces God's image in man and drags humanity down to degradation, misery and despair.

That meeting was an epoch making event. It was largely composed of Catholics. A Catholic priest whose loyalty to his church and to his God no man has ever dared to question stood before a vast audience to reaffirm the social and political doctrines for advocating which he had been rudely thrust from the altar by ecclesiastical authority. Yet Catholic priests sat upon the platform to lend him their countenance and support, and other priests in stalls and boxes openly applauded his utterances. The audience, composed of people of all creeds, was from the beginning tense with emotion. When Dr. McGlynn appeared the excitement was well nigh delirious. Men cheered and women, weeping for very joy, stood and waved their handkerchiefs in expression of their delight at seeing once more the face of the beloved priest who had been so suddenly torn from the altar at which he had ministered for seventeen laborious years. Throughout the evening the same enthusiasm existed and the boldest utterances of the speaker were wildly applauded—none more so than his solemn declaration that when he knelt at the altar for consecration to the priesthood he never dreamed that he became one whit less a man or citizen.

The people followed with eager interest Dr. McGlynn's clear and eloquent exposition of the doctrine of the equal ownership of all in God's gifts to man, and responded with passionate fervor to his final invitation to them to take the cross of the new crusade to which he then and there in God's name consecrated the remainder of his life. No words can add to the impressiveness of such an occasion, and those who fail to see in it more than a passing incident are such as were long ago described as those who have eyes, yet see not; who have ears, and yet do not hear.

The new crusade has begun, and the highest of all causes has found a worthy leader, who begins the contest by proclaiming the fatherhood of God and the brotherhood of man, and invoking heaven's blessings on the great struggle for the extirpation of poverty. No man of sense can fail to rejoice in having so powerful an ally as religion in this great work, while Christians of every denomination, and, above all, the Roman Catholic church, will in the future find cause for the most profound satisfaction that this deposed priest has been able to inscribe the cross of Christ on the banner of this peaceful revolution, and to incline the hearts of those who are suffering from the wrongs inflicted on the poor to feel that God and his church are on their side instead of among their foes. It was the failure of Catholic priests to render just this service to humanity that turned the French revolution into a godless and inhuman saturnalia of blood, and it is well, not only for Catholicism, but for Christianity in America, that such a man has, even through humiliation, sacrifice and suffering, stepped forth to teach the discontented that it is the statutes of men, and not the immutable laws of God, that have caused the misery against which they are beginning their struggle.

WANTED—A FEW STOOL PIGEONS. The owners of large land tracts in Mississippi have devised a brilliant money-making scheme. They are what is called "land poor." That is, they own a great deal of land which they will not use them-

selves nor let any one else use, and which consequently yields no income and has a low selling value. They propose to abolish "land poverty" among them by making their land worth five fold its present value, and the *Evening Post* of New York is helping along the enterprise as well as it can with free editorial advertising.Their plan contemplates a gift by every one owning 500 acres or more, of fifty acres to any immigrant with a family who will settle on it. This proposition, as the *Post* truly says, "rests on sound business principles," so does the proposition of the Astors and other landowners to contribute \$80,000 to build and run a free elevator at the 116th street station of the elevated railroad; and that of the railroads that sell alternate sections, and that of the padrone who, in presenting a boy with a basket, told him to go begging and keep half he got. It would give a home free to about 25,000 immigrants, but the demand for land would not stop with them. Their presence in Mississippi would bring others, until it is not at all improbable that, as a local paper estimates, the scheme "would make the lands worth fivefold the present value."It will be noticed, however, that only the first comers, to a limited number, would get land free. All that followed would have to buy or rent of the land owners at an increased and increasing price. This is noticed by the *Post*, which observes that those who accept the generous offer it is advertising may not only "escape the evils of a landless condition, but by enriching themselves they will enrich the Mississippi land owners."

Stool pigeons are valuable birds, and, for one with a family, fifty out of five hundred acres of valueless land is a modest price.

ANARCHY IN STAMFORD.

In the neighborhood of Stamford, Connecticut, there are two kinds of land. In one kind potatoes grow, and in the other oysters and clams. That in which potatoes grow was granted a century or so back to various persons then living, whose descendants and their assignees hold it to this day, to the impoverishment of those who want to dig it. But by a strange oversight the kind of land about Stamford in which clams and oysters grow was not granted to any one until this winter, when the legislature of Connecticut bestowed ten acres of the best of it lying under the waters of Long Island sound upon an enterprising gentleman named Crawford.

Now, this grant to Crawford was a perfectly orderly proceeding. True, he did not want to dig for oysters and clams himself. He only wanted the power to say who should dig for them, and to make the digger divide with him the result of his dig in greater or less proportion according to competition for the privilege of digging. But to a great extent this is precisely the case with the owners of the land about Stamford in which potatoes grow. They do not want to dig for potatoes in it, nor to use it for any other purpose; they only want to say who shall use it and to make him divide his product for the privilege. But lo! and behold! When the grant of clam and oyster land was made to Crawford the people of Stamford were indignant. They had meekly submitted to exclusion from potato land, but when Crawford threatened to prosecute them if they attempted to dig in his clam and oyster land a perfect howl went up. And now the matter is in the courts.

This indignation on the part of the townspeople is most absurd. The only difference between Mr. Crawford's position and that of the owners of potato land is that his land is covered with water. What if the people of Stamford are to receive nothing for the clam and oyster land? Do the people of Stamford receive anything for the potato land which they must not go upon under penalty of the law?

Let the good people of Stamford be calm. If they want to dig for oysters and clams there is no necessity for interfering with Mr. Crawford's vested rights. There is plenty of oyster and clam land besides his. The waters of the ocean must cover thousands of square miles of such land. Then why should these disorderly people of Stamford worry Mr. Crawford, interfering with his sleep and forcibly disturbing his meditations and prayers? If they really want to dig for clams and oysters, and are not mere pestilential agitators, let them go to the waste places at the bottom of the sea, which have not yet been granted away, and there do honest digging. If they cannot find any clams there, that will be their misfortune. They will at least find plenty of work there; and after all, is it not work that workmen want?

Go to, ye anarchists of Stamford. Leave Mr. Crawford to the enjoyment of his own. Covetousness is a sin, and in contentment there is much joy.

THE "HERALD'S" PENAL COLONY.

The *Herald* has a scheme for colonizing convicts in Alaska which well deserves candid consideration. The area of Alaska is equal to that of one-fifth of all the states and organized territories of the Union. Its average temperature is about 45 degrees, the lowest degree in 1884-5 being 4 above zero and the highest 72. Among its products are minerals, turnips, cabbages, potatoes, wild timothy and red top; the country is well adapted to grazing, and the fur trade is, of course, a great industry, and may be increased. Means of communication with different parts of the country are lacking, however, and population is sparse. "Here," says the *Herald*, "is the work for convict labor; work which does not interfere with the wage worker or factory hand; work which will be a permanent benefit to the thousands who will make the uninhabited land yield its fruits and disgorge its rock-bound mineral wealth to the profit of all men." The *Herald's* proposition suggests a far-reaching and beneficent reform; but if penal settlements are to be substituted for prisons, all other conditions being preserved, it is hardly worth consideration.

THE CRUELTY OF OUR PRISON SYSTEM must

arouse the indignation of any man who knows anything of it. Its policy is to crush out manhood, to degrade and brutalize, and its method is torture. "Some instrument of torture," said the principal keeper of Sing Sing to a reporter the other day, "is a necessity." But the cruelty would be less, it would be greater and more brutalizing, if convicts were herded under keepers in a distant colony. In prisons near at home humane influences may be made in some degree to penetrate granite walls and even into the granite hearts of wardens and keepers. But in Alaska, keepers would be beyond the reach of public sentiment and even of law so long as they kept on good terms with the military authorities; while the convicts would be as helpless as Russian serfs.

But if convicts were transported to Alaska and then left to themselves, subject to no other limitations of their liberty than confinement within its borders, a great deal might be accomplished, not only in the way of solving the convict problem, but also in the way of reducing crime, provided some system of land tenure were instituted under which the advantages of valuable land should go into a common treasury. The first convicts who went there would find all the free land they wanted. There is probably no valuable land there. And they would find it full as easy to make a living from the start as they would in Sing Sing, and as many of them would in the city of New York. After a time new arrivals and more civilized modes of production would give rise to towns, where land would acquire value by reason of exceptional demand for it, as such land did in England's penal colonies and in the free colonies of the western continent. If the first occupiers were allowed to call that land their own they would rapidly grow rich on the earnings of the others, and this would arouse the old criminal instinct in the less fortunate. But if the value of that land were paid into a public fund to give fresh arrivals a start in convict life and for the general advantage of the colony, all the convicts would be kept upon an equality. None would get richer than the others, except as the result of greater industry or providence, and none would have power over the others; consequently the criminal instinct would be continually repressed. If, then, while convicts were not permitted to leave Alaska, others than convicts were permitted to go and come on similar terms, and to bring in and take out products free of tax, the resources of Alaska would soon be developed, the competition of convict labor would cease, the convict would be raised to a higher manhood, and we should have one community in the United States where crime and pauperism would be unknown.

There are two objections to this plan, however. One is that our penal theory is vindictive rather than reformatory, and any proposition looking to the reform of convicts by giving them an opportunity to live respectably and honestly would encounter a bitter, and at present all powerful, prejudice. The other is that the prosperity of such a colony would be a standing menace to the institution of land ownership that in all colonies, penal or otherwise, breeds pauperism and crime. This institution is the Juggernaut of our worship, which, though it crush and mangle its devotees, must be worshipped nevertheless. Is the *Herald* prepared to brave the prejudice against convict reform and to pull a lynch pin from the wheel of the Juggernaut by advocating a penal settlement that would give the convict a chance to renew life against no greater odds than nature has established? If not, it might better advocate hanging for crime. That would be as effective in removing the competition of convict labor as the kind of colonization it proposes, and perhaps a little less inhuman.The *Leader* has undertaken a much needed and long neglected work in overhauling the operations of the health board. A series of investigations like this by the newspapers of united labor will sadly undermine society and place many of its saviors in unpleasant positions.

THE OFFICERS OF DISTRICT ASSEMBLY NO. 49, K. of L., WHO WERE ARRESTED A FEW WEEKS AGO IN A CIVIL SUIT BROUGHT BY THE OLD DOMINION STEAMSHIP COMPANY, HAVE FILED THEIR ANSWERS. THESE SET UP THE FACTS IN REGARD TO THE STRIKE, OR LOCKOUT AS IT REALLY WAS, AS THEY WERE PUBLISHED IN THE STANDARD AT THE TIME. BUT BEYOND THIS DEFENSE THE DEFENDANTS HAVE CARRIED THE WAR INTO AFRICA, ASSERTING THAT THE OLD DOMINION COMPANY IS NOT A CORPORATION AND HAS NO AUTHORITY TO SUE. IF THIS BE TRUE, THE COMPANY WHICH HAS INVOKED THE LAW AGAINST PEOPLE WHOM IT HAS DENOUNCED AS LAW BREAKERS IS ITSELF A LAW BREAKER. THE FACTS ON THIS POINT, AS SET UP IN THE ANSWERS, ARE THAT THE CHARTER OF INCORPORATION WAS FRAUDULENTLY OBTAINED BY CITIZENS OF NEW YORK FROM THE STATE OF DELAWARE FOR THE PURPOSE OF ESCAPING TAXATION, AND ALSO FOR THE PURPOSE OF SECURING A SPECIAL CHARTER WHICH COULD NOT BE OBTAINED FROM THE STATE OF NEW YORK. THE WHOLE PROCEEDING WAS AN ATTEMPT TO EVADE THE LAWS OF NEW YORK AND AS THE CHARTER REQUIRES THE CORPORATION TO MEET IN NEW YORK CITY FOR THE ELECTION OF ITS DIRECTORS AND FIXES ITS PRINCIPAL PLACE OF BUSINESS IN NEW YORK CITY, IT SEEMS LIKE A BALD EFFORT ON THE PART OF DELAWARE TO CREATE A NEW YORK CORPORATION. EVERY STATE, AS A MATTER OF INTERSTATE COMITY, RECOGNIZES THE EXISTENCE OF CORPORATIONS CREATED IN GOOD FAITH BY OTHER STATES; BUT IT IS DOUBTFUL IF NEW YORK IS PREPARED TO RECOGNIZE CORPORATE FRANCHISES CONFERRED BY OTHER STATES ON ITS OWN CITIZENS FOR THE PURPOSE OF EVADING ITS OWN LAWS, AND WHICH LOCATE THE CORPORATION ON ITS OWN TERRITORY. SHOULD THIS VIEW OBTAIN, THE OLD DOMINION WILL HAVE NO STANDING IN COURT, NOR ANYWHERE ELSE EXCEPT AS A PARTNERSHIP OF ITS STOCKHOLDERS.

THE CHRISTIAN UNION OF MARCH 24 CONTAINS AN ARTICLE ON "THE TENEMENT HOUSE," IN WHICH "MR. GEORGE AND HIS FELLOW AGITATORS" ARE ACCUSED OF BELIEVING "THAT THE

STATE OUGHT TO BRING ABOUT THE TIME WHEN EACH FAMILY SHALL HAVE ITS OWN HOUSE AND LOT," AND ARE TOLD "THAT EVEN IF THE STATE DID ABOLISH THE PRIVATE OWNERSHIP OF LAND, IT COULD NOT ABOLISH THE VALUE OF LAND." THEY ARE THEN PATRONIZINGLY INFORMED, AS IF IT WERE NOT A FACT WHICH THEY HAD IDENTIFIED AND REITERATED, THAT "IT WOULD STILL BE JUST AS DESIRABLE TO BE NEAR THE CENTERS OF TRADE AND INDUSTRY, AND PEOPLE WOULD STILL PREFER TO LIVE IN SIX-STORY HOUSES NEAR THEIR WORK RATHER THAN IN A ONE-STORY HOUSE ON THE OTHER END OF LONG ISLAND."

THE BANK STATEMENT SHOWED A STILL FURTHER

DECREASE, BUT THE BANKS AGREED THAT AS APRIL 1 APPROACHED THE MONETARY ATMOSPHERE WOULD BECOME LESS HAZY, AND THAT SOON AFTER APRIL 1 MONEY WOULD FLOW BACK TO NEW YORK IN SUCH QUANTITIES AS TO MORE THAN STEAM THE PRESENT EBBING TIDE. FEARS THAT THE CLIQUES WOULD FORCE ANOTHER MONEY SQUEEZE LIKE THE ONE OF LAST DECEMBER SEEM TO HAVE BEEN DISPERSED, THE ARGUMENT BEING THAT THOSE WHO COULD CORNER MONEY ARE ANXIOUS TO EMPTY THEIR BOXES, AND THAT THEY CARE MORE TO EMPTY THEM AT A GOOD ROUND PROFIT THAN TO MAKE MUCH LESS BY A FEW DAYS OF HIGH RATES AND SHORT SALES. SO, IF WE ARE TO HAVE TIGHT MONEY IT WILL LIKELY COME FROM THE LEGITIMATE DEMANDS OF TRADE. THESE DEMANDS, UP TO THIS WRITING, HAVE BEEN EXTREMELY STRONG, AND A STEADY STREAM OF CURRENCY HAS BEEN FLOWING FROM THE CITY BANKS TO THEIR COUNTRY CUSTOMERS. THE NEXT BANK STATEMENT WILL, IN ALL PROBABILITY, BE A DISAPPOINTMENT TO THOSE WHO THINK THAT THE TIGHT MONEY FACTOR HAS BEEN ELIMINATED. THE "BULLS" ALSO RELY UPON THE STEADY AND WELL SUSTAINED RAILROAD EARNINGS, AND THE FACT THAT DURING THE PAST THREE MONTHS THE MARKET'S UNDERCURRENT HAS BEEN SUFFICIENTLY STRONG TO WITHSTAND SEVERAL SEVERE ASSAULTS OF THE BEARS. IT IS PROBABLE THAT THE CLIQUES WILL MAKE ONE COMBINED AND SUPERHUMAN EFFORT TO RAISE PRICES SEVERAL POINTS HIGHER BEFORE ANOTHER FORTNIGHT, THOUGH AT EACH POINT GAINED LARGE QUANTITIES OF STOCK WILL BE THROWN UPON THE MARKET BY THOSE WHO HAVE LONG BEEN WAITING TO GET OUT EVEN. THE BEARS, HOWEVER, HAVE VERY GOOD REASONS FOR BELIEVING THE STOCK MARKET WILL SELL OFF SOON. IT IS TRUE THAT TRADE CONTINUES FAIRLY GOOD, AND THE MOVEMENT OF MERCHANDISE SHOWS LITTLE DECREASE; BUT THIS CAN BE ACCOUNTED FOR ON THE GROUND THAT JOBBERS AND RETAILERS ARE NOW STOCKING UP PREPARATORY TO THE HIGHER RATES EXPECTED FROM THE OPERATION OF THE INTERSTATE COMMERCE BILL. THEN, AGAIN, CONTRACTS FOR FUTURE DELIVERY, MADE DURING THE BRISK TIMES LAST YEAR, ARE NOW COMING DUE, AND THIS ADDS TO THE ORDINARY FROM DAY-TO-DAY MOVEMENT. THIS VIEW OF THE CASE CAUSES THE PULSE OF SPECULATION TO BEAT RATHER UNEVENLY. CERTAIN IT IS THAT WE DO NOT HEAR SO MUCH OF LARGE CONTRACTS BEING MADE, AND WE DO KNOW THAT THE IRON MARKET IS REPORTEDLY DULL, WHILE EXCHANGES IN THIRTY-SIX CITIES SHOWED QUITE A DECREASE FOR THE WEEK, AND THE REPORT OF FAILURES ALSO INDICATES COMMERCIAL STRINGENCY. THE DEMAND FOR DRY GOODS AND GENERAL MERCHANDISE HAS LIKEWISE FALLEN OFF.

WE HAVE BEFORE US A COPY OF REV. HUGH O. PENTECOST'S SERMON, ADVERTISED IN ANOTHER COLUMN. IT IS THE SIXTH IN THE SERIES OF SEVEN SERMONS WHICH HE RECENTLY DELIVERED UPON THE RELATION OF THE LAND QUESTION TO THE LABOR PROBLEM, MORE OR LESS FULL REPORTS OF WHICH HAVE APPEARED IN THE STANDARD, AND ONE OF WHICH IS NOW IN USE AS A TRACT IN THE LAND AND LABOR LIBRARY. THESE SERMONS WERE HEARD BY VERY LARGE AUDIENCES, AND NATURALLY OCCASIONED COMMENT AND CRITICISM. IN THE PAMPHLET BEFORE US MR. PENTECOST EXPLAINS HIS REASONS FOR INTRODUCING THE LAND QUESTION INTO THE PULPIT, IN THE COURSE OF WHICH HE MAKES A PLAIN AND STARTLING ARRANGEMENT OF SOCIETY AND THE CHURCH CONCERNING THEIR RELATION TO THE LABORING POOR. WE WILL NOT EPITOMIZE THE SERMON, BUT REFER OUR READERS TO THE PAMPHLET.

TAX NOTES.

HOW VARIOUS CITIES ARE ADDING TO THEIR WEALTH—ON PAPER.

THE SALES OF REAL ESTATE IN KANSAS CITY, MO., HAVE AVERAGED OF LATE ABOUT \$1,300,000 A WEEK. AT WICHITA, KAS., THEY AVERAGED FOR TWO MONTHS ABOUT \$2,000,000 A WEEK; AT ST. JOSEPH, MO., ABOUT \$1,200,000 A WEEK. DULUTH, MINN., CONGRATULATES ITSELF ON HAVING BLOCKS OF LAND EXTENDING FROM ONE TO FOUR MILES AROUND THE EDGE OF THE CITY HELD ON SPECULATION AT ENORMOUS PRICES. IN MINNEAPOLIS, MINN., LAND ON THE GREAT THOROUGHFARE CAN STILL BE HAD FOR LESS THAN LAND ON BROADWAY, NEW YORK; WHILE LANDS IN SAN DIEGO, CAL., ARE SO DEAR THAT BUSINESS MEN WHO WISH TO SETTLE THERE HAVE BEEN FORCED TO GO ELSEWHERE.

ENLISTED FOR THE WAR.

PHILADELPHIA, MARCH 30.—I WANT TO GO ON RECORD NOT MERELY AS A BELIEVER IN THE DOCTRINE THAT ALL TAXATION SHOULD BE PLACED UPON LAND VALUES, THUS PRACTICALLY APPROPRIATING ECONOMIC RENT TO THE USE OF THE PUBLIC WHICH CREATES IT, BUT ALSO AS ONE WHO IS RESOLVED TO DO ALL HE CAN TO SUPPORT AND ADVANCE THAT THEORY. MY HUMBLE ABILITIES MAY NOT ALLOW ME TO DO ANYTHING GREAT OR BRILLIANT FOR THE CAUSE, BUT I CAN AND WILL AT LEAST SAY A WORD, SO A SENSE OF THOUGHT, ADVOCATE AND DEFEND IT WHEREVER AND WHENEVER AN OPPORTUNITY PRESENTS ITSELF. I AM PERSUADED THAT IF ALL BEHIVERS IN THIS REFORM WOULD thus contribute their mites its consummation would be hastened by a goodly number of years. MY TARDINESS IN JOINING THE RANKS HAS BEEN CAUSED, PARADOXICAL AS IT MAY SEEM, BY MY VERY ENTHUSIASM IN THE CAUSE. I WAS AFRAID I WAS BEING CARRIED AWAY BY A SYMPTOMATIC IMPULSE, BUT THE MORE I WAITED AND THE MORE I THOUGHT OVER IT, THE MORE I WAS CONVINCED OF THE GRANDNESS AND TRUTH OF THIS DOCTRINE. IT IS THE GRANDEST REFORM MAN HAS EVER BATTLED FOR; IT IS THE REFORM PAR EXCELLENCE; THE REFORM BEFORE WHICH ALL OTHER REFORMS SINK INTO INSIGNIFICANCE, AND INDEED CEASE TO BE REFORMS AT ALL.

JOHN F. HALBACH.

LANDLORDISM IN KANSAS.

INDIANAPOLIS, IND., MARCH 26.—YOUR PAPER OF THE 12TH ult. CONTAINS AN ARTICLE ENTITLED "LANDLORDISM IN KANSAS." I SPENT FOUR YEARS IN HOLTON, KANSAS, AND KNEW ALL THOSE "GREEDY LAND SHARKS" (AS A NOBLE WOMAN CALLED THEM AT THAT TIME), AND HOW THEY WERE USING EVERY MEANS TO SECURE THE POTAWATAMIE RESERVE. THEY GOT THEIR LAND IN MOST CASES BY TAKING ADVANTAGE OF THE POOR FARMERS, WHO WERE IN SUCH STRAITS AFTER THE GRASSHOPPER VISITATION THAT THE LAND WENT FOR TAXES, OR, IN CASES WHERE IT WAS MORTGAGED, TO PUT BREAD AND BUTTER INTO THE MOUTHS OF THEIR FAMILIES. I WISH THE ARTICLE COULD BE SPREAD BROADCAST IN KANSAS; IT WOULD LEAD TO GOOD RESULTS, FOR THAT STATE IS THE BATTLE GROUND OF FREEDOM, AND SHE WILL DO WONDERFUL THINGS YET, FOR SHE HAS BEEN PURIFIED BY SUFFERING.

AN OBSERVER BUT NOT A SUFFERER.

LAST WEEK THE MOST INTENSE EXCITEMENT PREVailed on the floor for a full half day. IT SEEMED AS THOUGH THE BROKERS WERE ENGAGED IN A GENERAL ROW, AND THE NOISE GREATER THAN THAT OF A WILD BULL IN A CHINA SHOP, ATTRACTED AN OVERFLOWING HOUSE OF BROADWAY AND NEW STREET LOUNGERS. BUT THE OBLIGING DOORKEEPER SUMMED UP THE WHOLE MATTER IN THREE WORDS: "EL CRISTO IS BUSTED." "EL CRISTO" IS A MINNE, SAID TO HAVE A LOCATION (WHICH CANNOT BE PREDICTED OF ALL) THE VENTURES FOISTED UPON AN INNOCENT PUBLIC BY MINNE PROMOTERS, BUT THE LOCATION IS SO INCONVENIENT: TO THE AVERAGE NEW YORKER THAT NO APPREHENSION OF AN EARLY EXAMINATION SEEMED TO BE ENTERTAINED BY THE ENGINEERS OF THE BOOM. THE BANK AND BROKER OFFICE CLERKS AND THE WAITERS IN THE RESTAURANTS WERE ALL GRATUITOUSLY AND GENEROUSLY SUPPLIED WITH "POINTS." WHEN IT WAS SOLD FOR \$5 EVERYBODY WAS TOLD THAT IT WOULD SOON REACH \$20, AND THE ACTIVITY AND STRENGTH OF THE STOCK AS IT ROSE MAJESTICALLY TO \$9 SEEMED TO VERIFY ALL THE POINTS GIVEN. SEVERAL OF THE BIG HOUSES WERE SAID TO BE INTERESTED AND TO BE BACKING THE STOCK—AND SOME OF THE BIG HOUSES ARE NOT ABOVE GOING INTO THESE KITE FLYING SCHEMES WHEN DILIGENCE PREVAILS ON THE STOCK EXCHANGE. BUT THE TROUBLE WITH THE MINING BROKERS IS THAT THEY

THE WEEK.

If the comparative importance of things may be judged by the amount of space devoted to them by the daily press, the ocean yacht race has been decidedly the most important event that has occurred for months past, equaling in interest a sparring exhibition by John L. Sullivan or a six-day walking match. Mr. Bush, the owner of one of the yachts, states that his main object in entering her for the race was to enhance her market value. "She was just as good a boat," says Mr. Bush, "before the race as she is now, but then she would not have brought anything more than the cost. Now, however, she is a very valuable property. She is for sale, and I have set the price on her of £30,000."

The mistrial in the case of Cleary appears to have put a stop, for the moment, to the pursuit of bribe-givers and bribe-takers. Mr. Martine is tired; Colonel Fellows is sick; Mr. Nicoll is worn out; it is probable that the lawyers on the other side are somewhat fatigued, too, and indications are not lacking that the public is growing weary of the matter and wants a fresh sensation.

The most remarkable thing about these "bribe" trials is the absolutely artificial nature of public sentiment regarding them. A foreigner reading the files of almost any one of our New York daily papers would

imagine that for months past the whole community has been in a fever of anxiety lest the "Broadway aldermen" should escape punishment. The district attorney has been praised or blamed as he showed himself more or less eager to secure a verdict for the people. The juries have been told again and again how unrighteous it would be for them to do anything but convict. The accused men have been held up for public abhorrence as villains, for whom state prison was an altogether inadequate punishment; and all the time nobody outside the newspaper offices has really cared much about the matter. It is safe to say that there are plenty of business men in New York of perfectly good reputation who would think it no more harm to buy an alderman than the *Times* would to buy a copy of a pending treaty; that there are plenty of officials, present and prospective, on whom the "bribe" trials will produce no effect, except to make them more careful about covering up the tracks of their corruption; and that there are plenty of voters who will support the regular ticket without asking or caring whether the candidates they vote for are honest or not.

The simple truth is, that so long as men are haunted by the dread of poverty, so long as they live in fear of being left behind in the struggle for the wealth by which alone the comforts and luxuries of life can be secured, so long will this tendency toward dishonesty exist and increase. It is the custom to talk as though it were confined to political circles; but it is difficult to read the daily record of defalcations, embezzlements, forgeries, adulterations and swindles of every kind without realizing that it extends to other conditions of life.

Governor Hill has signed the tenement commission bill. Hereafter not more than sixty-five per cent of a lot may be built on, no tenement in which two families live on one floor may have dark rooms, sanitation is to be attended to, and inspectors are to see that the law is complied with. The governor, in giving his reasons for approving the bill, uses one very significant sentence. He says he is "convinced that a much more radical correction of abuses is possible and advisable." So are we.

A bill has recently been introduced into the New Jersey legislature that is believed to have for its object the authorization of the grabbing of the Morris canal by the Lehigh valley railroad. The object is to still further concentrate the carrying business between the Pennsylvania coal regions and the city of New York. However corrupt the motive, it is probable that public interests will, in the long run, be advanced by its passage. The sooner that monopoly comes to have but one neck the easier will be the inevitable work of dispatching it at a single blow.

The full text of the report made to Rome by Cardinal Gibbons concerning the Knights of Labor gives some extracts not hitherto published, and which go to show that the American cardinal has had to give his Italian colleagues some elementary instruction concerning the condition of affairs in this country. To the objection that in such an organization Catholics mixed with Protestants, the cardinal responded that in this country such association must occur in nearly all of the relations of life, and he assured the pope that to suppose that the result of such mingling is prejudicial to the Catholic faith, shows ignorance of the intelligence and devotion of Catholic workmen in this country. Special emphasis having been laid on the violence arising out of some strikes started by organized labor, the cardinal replied that strikes were not invented by the knights, but were the means to which workmen had always instinctively resorted to attain their rights; that in such a struggle between the monopolists and the poor, wrath and violence are often as inevitable as they are regrettable, and that so far as the knights are concerned they are no more responsible for such excesses than the church is responsible for the follies and crimes of some of her children, against which she protests. This common sense statement of truths obvious to every unprejudiced mind has startled the parti-colored court fool of the New York press into ridiculing and reviling the Catholic cardinal who has been a good enough American to preach the policy of trusting the people, not merely to a little pope, but to the most illiberal and reactionary members of the college of cardinals.

The natural resources of the United States—the God-given gifts of minerals and water power and advantageous locations for commerce are passing with startling rapidity into the hands of men whose sole object in securing them is to tax humanity for the privilege of using them. While one syndicate is buying up coal lands in Tennessee, another is grasping at West Virginia, a third is operating in North Carolina and a fourth in Alabama. Every western city that shows signs of growth can point, and generally does point with pride—to acres upon acres of vacant land within its boundaries, held in the clutch of speculators. Louisville papers are congratulating their readers on "an unexpected and enormous increase in the volume of real estate transactions," showing that "the city is on the eve of a burst of speculative activity." Chattanooga sends the "good news" that a syndicate has purchased 25,000 acres of land in and around the city, the bulk of which lies along the river, immediately opposite Chattanooga, and nearly 15,000 acres embraces the famous coal and iron ore lands of Waldey ridge, six miles due north of the city. New Orleans is glad because the tales of real estate in that city for six weeks exceed \$2,000,000, at an advance of from twenty to twenty-five per cent, and the purchases of country real estate for three months, both government and private land, reach 2,500,000 acres, three-fourths of which is wild land, never yet cultivated. And so the work goes on.

The British ministry has produced its proposed coercion bill, and a most drastic measure it is. It proposes practically to abolish trial by jury in Ireland, and in certain cases it even goes so far as to provide for carrying accused Irishmen over to England for trial, a practice which, applied to Americans more than a century ago, was one of the declared causes of our revolution. Should

such a measure pass, nothing but the certainty of the hopelessness of the struggle would excuse the Irish people for failure to meet it by armed rebellion. Mr. Dillon clearly apprehended this fact, and he declared in the house of commons that if he believed that the people of England were capable of sanctioning such a measure he would abandon forever the hope of seeing the Irish and the English shake hands. The Irish would be slaves if they submitted to it, and for himself he would either leave a country where no Irishman could live unless he lived as a slave, or else he would, if the Irish were willing, be proud and happy to lead them in battle.

The folly of dalliance with the traitors to the liberal cause is shown by the attitude of Mr. Chamberlain and Lord Hartington at this crisis. Both indorse the infamous measure, and all but ten or twelve of their followers will stand with them in supporting it. The bill is thus assured a majority in its favor.

Precisely why these deserters wish to maintain the thin wall of false pretense that separates them nominally from the out and out tories is, at this distance, difficult to see. Perhaps it enables them to control votes cast by ignorant men who are more influenced by party names than by party principles, such men in fact as constitute probably a majority of the two old parties in the United States.

There is happily no question as to the attitude of the real liberals toward this last product of Tory stupidity, hate and impotence. Mr. Gladstone, in the house on Tuesday, denounced the bill and demonstrated the absurdity of the pretenses put forth by the government for asking the passage of such a measure. He declared that the lessons of many years had taught the uselessness of attempting to solve the Irish problem by force, and he insisted that it is both safe and right to grant Ireland home rule, the mere promise of which by the liberal party had freed the island from crime and outrage.

Michael Davitt declares that the very stringency of the government measure has its advantages, but he is not prepared at this time to say what Irish manhood will demand when naked tyranny reigns in their land. One thing he did remark, however, and that was that under previous tory governments despots who had attempted to crush liberty in Ireland had themselves been crushed.

Meanwhile the local representatives of the government in Ireland have added fuel to the flame by arresting priests for refusing to betray the confidence of their rack-rented parishioners. The names of Fathers Ryan and Slattery have just been added to the growing list of those honored by persecution for their devotion to the new crusade against landlordism, and both were cheered by the populace as they were taken to jail. American papers that vilify and misrepresent the same movement in this country indulge in headline hysterics over such outrages as this in Ireland.

There is a rumor in artistic circles that the French painter Meissonier is about to paint a second copy of his picture "1807," for which the late A. T. Stewart paid an enormous sum of money; and it is said by dealers that the painting of this duplicate will render the original comparatively valueless. It seems, therefore, that the value of a Meissonier depends rather upon scarcity than upon intrinsic merit. There is a certain similarity in this respect between paintings and land values.

Though the chief energies of the British parliament are just now addressed to the task of silencing those members who do not believe that the surest way to make an Irishman happy and contented is to take away his bed and other belongings, there is still time for the discussion of other measures of imperial importance. Notable among these is a proposal to rescind the duty of twenty-seven cents a ton now levied on all coal imported into the city of London.

The object of this duty is to reimburse the London authorities for the labor of measuring all coal brought into the metropolitan district.

The authorities don't really measure any

coal—they gave that up about a century and a half ago—but they keep on collecting the duty just the same. And as the imports of coal into London amount to a little over \$8,000,000 tons a year, the duty produces the comfortable sum of \$2,174,000 annually, and the corporation of London and the metropolitan board of works are fighting tooth and nail to have the duty retained. What the people of London—the hundreds of thousands of shivering wretches who suffer for want of coal—think about the matter we are not told. Most likely they don't think about it at all—and it wouldn't make much difference if they did.

The marquis of Hartington is a man whose utterances should be received with reverence, as those of one superior to the ordinary run of humanity. The marquis is no taller than other men nor stronger than other men; no wiser than many other men. But he is superior to other men for all that. He is a lawmaker of Great Britain, chosen by the people and by God Almighty. He sits in the house of commons now, by virtue of election and he will sit in the house of lords by and by, by virtue of divine right, and if he would only come to New York we should fight for the honor of having him to dinner and fill the columns of our newspapers with descriptions of his toilet and personal habits, and generally prostrate ourselves before him. When a man like that speaks, the English speaking world at least should listen and believe—and to do the English speaking world justice, a goodly portion of it does so.

Well the marquis has spoken; he has delivered himself of the true theory of industry before the Young Men's Christian institute at the Polytechnic, Regent street, London, England, and, as the *Saturday Review* remarks, the Polytechnic "cannot often obtain an audience to a speaker of Lord Hartington's standing, and it probably never in its most favored times had more sense talked within its walls. Lord Hartington gave the Christian young men a great deal of hard sense, and even snubbed some of them who prematurely cried 'Hear, hear' to twaddle which his lordship quoted for the purpose of proving it to be twaddle."

The twaddle which the marquis thus discredited, and which the ignorant Christian young men ignorantly applauded, is the foolish complaint about the vast sums of money spent in England and elsewhere for the maintenance of huge armaments whose only purpose is the killing of men and the destruction of wealth; and the hard sense to which the marquis treated his audience was a terse statement of the fact that "the struggle of rival industries is a kind of war which does not even supersede the killing and wounding form of competition; that the peaceful war which kills by starving the loser cannot go on in safety except behind the back of the strong man armed with improved modern appliances for producing speedier extinction" on which the *Saturday Review* remarks that "Lord Hartington's general proposition is a sound one, and stated a truth which is apt to be hidden in these latter days under much philanthropic rhetoric. Industry, and he might have added, voting, are, after all, substitutes for the breaking of heads."

In other words, the only safety for organized labor is in "improved modern appliances for speedier extinction"—dynamite, for example.

This is strange doctrine for an hereditary legislator to be preaching, and we hope the Christian young men enjoyed it. Also we commend it to the attention of the *Evening Post*.

QUERIES AND ANSWERS.

Land Titles and Crime.

FOR EDWARD, N. Y.—In answer to your kind replies to my questions in *The Standard* of March 12, permit me to say further, that I think we agree so nearly on the first question and answer as to the functions of government, that it may be passed over at once.

In your answer to the second of my questions, which was in substance "that the protection of accumulated labor costs more than the protection of land," you say in effect that were land titles abolished we should be freed from most of the crimes now committed against society, and consequently from one of the greatest branches of expense to government.

I cannot see how this can be reasonably expected. Suppose we abolish all expense now incurred in registering titles to land, and all the cost of protecting them in courts, the saving would be a ridiculously small fraction.

And I am unable to see how protecting land titles so productive of crime.

If land were free to anyone who chose to hire it of the government in the city of New York to-day, I do not see how it could reduce crime one iota.

Again, "that the 'immoral enforcement of land titles' now 'how it follows that land owners cause the greatest expense of government.'"

If all the land were free in New York city to-day, do you seriously believe the next year would show a greater diminution of crime? I can see no good reason to think so.

What most men want is not more land. In the majority of cases they would spurn it in disgust if the speculative value were removed. They want the accumulated results of labor, the stored up "days' works" in the shape of food, clothing, houses, and other articles of civilized life.

How the "immoral enforcement of land titles" makes men gamblers, thieves, defrauders, keepers of brothels and gin mills; how it makes them frauds in trade, in religion, in politics, I cannot see. Had A. T. Stewart divided justly the profits of his business among those to whom they belonged, and died possessed of a single hundred thousand dollars, all who were dependent on him would have had enough, and more than enough, to support every wife and child every year. Useful and productive hundreds of families would have accumulated days' works of their own that are now struggling with the wolf only a few steps from the door. It is not at all unreasonable to suppose that this one man was in his lifetime the author of more crime, in the sense in which you would have us understand immoral land titles to be the authors of crime, than all the land titles in the city of New York.

M. W. VAN DENBURG.

You can readily understand that limitations of space make it impossible in this column to enter into discussions. We have been compelled, therefore, to reduce your letter to its inquiries. It is quite evident that you have given but scant attention to the subject, or you would not suppose that we aim to place every laborer upon a lot of ground and set him at work raising farm produce, nor fall into the absurdity of writing about *free land* which must be *hired* of the government. If you inquire sincerely, as you say and as we believe, you should read somewhat of the literature of the subject, and not depend on answers to special questions, which of necessity often presuppose elementary knowledge at least.

The expense of title registry and "searching" would be very largely reduced, because long chains of titles would lose their importance. But the greatest reduction of expense would relate to custom house and internal revenue offices which would be abolished, to diminish of litigation over real estate titles, and to the reduction of the cost of almshouses, of prisons, police stations and criminal courts, and of collecting taxes.

By land values, we mean what economists call "the unearned increment of land," and what real estate dealers call "ground values."

The value of a given piece of land is the price which people will pay for the privilege of using it. If you owned land next to equally good land which no one owned, your land would have no value, because any one who wanted land would resort to the one who had it.

It is the absurdity of writing about *free land* which must be *hired* of the government. If you inquire sincerely, as you say and as we believe, you should read somewhat of the literature of the subject, and not depend on answers to special questions, which of necessity often presuppose elementary knowledge at least.

The protection of land titles produces crime by shutting people out from unused land to which they would otherwise have access, and thereby causing a scramble for a mere livelihood. Land is the natural store house of wealth. All wealth is produced by the application of labor to land. Give labor free access to this raw material, and there will not be much to screen from taxes and to make the burden so much heavier on the laborer that occupies a small piece of land.

You also say that the man that holds the money or invests in "stock companies," corporations, merchandise or bonds would have to pay their share of the tax on land values, although they did not own any land, for the tax would be paid from a common fund. How would this common fund be raised, or how would it accumulate to be on hand to pay the tax from?

D. WILLIAMS.

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You also say that the man that holds the money or invests in "stock companies," corporations, merchandise or bonds would have to pay their share of the tax on land values, although they did not own any land, for the tax would be paid from a common fund. How would this common fund be raised, or how would it accumulate to be on hand to pay the tax from?

D. WILLIAMS.

By land values, we mean what economists call "the unearned increment of land," and what real estate dealers call "ground values."

The value of a given piece of land is the price which people will pay for the privilege of using it. If you owned land next to equally good land which no one owned, your land would have no value, because any one who wanted land would resort to the one who had it.

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RAPID TRANSIT AND LAND

THE ELEVATED RAILROADS, BROOKLYN

BRIDGE AND REAL ESTATE VALUES.

The Manhattan Stock More Than One-Half Water—The Brooklyn Bridge Has No Stock in Wall Street—Where Land Has Quadrupled in Price and Rents Have Steadily Increased.

If the city of New York had built and operated the elevated railroads on its own account, would it not have contributed in a greater degree to the welfare of its people than by permitting private corporations to do it? Notwithstanding the onerous tribute exacted from the community through the over-capitalization of the roads, is not a far greater burden legally laid on the people by the city's landowners whose property has been increased in value by rapid transit?

The system of elevated railroads in New York city consists of the New York elevated railroad, with lines on Third and Ninth avenues; the Metropolitan railway company, with lines on Second and Sixth avenues, and the Manhattan railway company, which owns no lines, but which on May 20, 1879, began operating the roads of the other two companies under a lease of 999 years.

In 1883, the state board of railroad commissioners made investigations as to the probable cost of the elevated railroad system, and from their report collated the following facts relating to the construction of the roads:

THE METROPOLITAN RAILWAY COMPANY.

Up to 1875 practically nothing had been done in the way of construction by the Metropolitan railway company, although the corporation had been several years in existence. During that year the New York loan and improvement company was formed, and a contract was made by which it was to construct and equip the roads. It continued at the work until September, 1873, when the Manhattan company put an end to its operations. Some of the principal stockholders of the Metropolitan road were largely interested in the loan and improvement company. The books of the latter company showed that \$10,583,983 had been expended by it; but the board refused to recognize items amounting to \$909,292 as a part of the cost of the road. The Manhattan company also claimed to have expended \$4,525,754 on the construction of the Metropolitan lines, but the board deducted \$406,951 as improperly charged. The total cost of the construction of the Metropolitan road, as made out by the company, therefore stands at \$15,421,737, and as found by the board, \$13,815,474.

THE NEW YORK ELEVATED COMPANY.

The New York elevated railroad company did not run a loan and improvement company as a tender. It had another method of putting money into the pockets of its promoters.

Its cost, as shown by its books, was \$13,460,871, and this amount included \$4,898,170 discount on its bonds. The board held special

meetings at the time of its investigation for the purpose of taking evidence as to the necessity of selling these bonds at a discount, and invited the officers of the road to be present. "At neither meeting," the report says, "was a word of evidence ever given to establish the propriety or necessity of the foregoing discount suffered on the bonds of the New York elevated road. From such a state of facts the board concludes that the discount on the bonds cannot be treated as any necessary or proper part of 'capital actually expended,' or of the cost of the road."

The bonds had been sold to stockholders at from 12½ cents on the dollar to par. Besides the discount, \$4,898,170, the board thought that there were items not properly to be charged to construction, or overcharged, amounting to \$1,363,261. Among them was an issue of stock and bonds of \$324,970 for the extension of the road from Battery place to South ferry. An ex-secretary of the company testified that the extension could have been built for one-half the sum charged. The board was certain on investigation that it should have cost no more than \$150,000.

The Manhattan company represented to the board that it had expended for construction on the New York road \$1,764,050, but the board believed that this was in excess by \$55,710. The total cost of the New York elevated road, as made out by the Manhattan company, was \$15,224,922. As found by two of the three railroad commissioners, it was \$8,897,779.

THE COST OF THE SYSTEM.

The following, then, are the expenditures for the construction of the elevated railroad system of New York:

As claimed by the company—	
New York Elevated, expended by themselves and Manhattan company.....	\$10,326,732
Metropolitan company, expended by New York Loan and Improvement company.....	15,006,337
Discount on bonds of New York company.....	4,898,170
Discount on bonds of Metropolitan company.....	415,340
Grand total cost of construction.....	\$30,646,659
Capitalized as follows—	
Stock, including interest paid in.....	\$10,000,000
New York Elevated stock.....	6,300,000
Metropolitan Elevated stock.....	5,500,000
New York Elevated funded debt.....	5,500,000
Metropolitan Elevated funded debt.....	12,819,000
Total.....	\$47,318,659
As found by the board—	
Take amount for construction, as claimed by the companies.....	\$30,646,659
Items not shown not pertaining to construction—	
New York estimates.....	51,353,672
Metropolitan company.....	1,183,754
Total.....	\$72,956,423
Discount on bonds—	
New York company.....	4,898,170
Metropolitan company.....	415,340
Total.....	5,313,510
Grand total cash cost.....	\$62,682,523

The report was signed by John D. Kieran and William E. Rogers, but a minority report was made by John O'Donnell, Commissioner O'Donnell's estimate of "capital actually expended" for the New York road was \$8,503,792, as he deducted from the figures in the company's statement \$6,450,584, representing discounts on bonds, legal expenses, interest, Manhattan lease account, etc. From the Metropolitan company's figures of \$15,421,737, he deducted \$1,363,911, leaving \$13,547,826. He put the total capital expended for the construction of the system, as shown by the books of the companies, at \$22,256,508.

THE PROBABLE TRUE COST.

The Commercial Advertiser on April 29, 1873, published estimates that a double track elevated iron railway, eight miles in length, could be built, furnished with twenty first-class stations, and equipped with the very best rolling stock, ready and capable to transfer 100,000 passengers daily, for a great deal less than \$4,000,000. This would bring down the total cost of the eighty miles of single track of the system to "a great deal less than \$20,000,000."

Of the \$47,000,000 at which the system is capitalized, Commissioner O'Donnell said: "This fraudulent aggregation of millions of stock is not in any sense the capital referred to in the general railroad act of 1850. On the contrary, it is only a pyramid of water on a pedestal of transparent fraud." Mr. O'Donnell calculated that, on the "capital actually expended," the net earnings of the New York elevated road were, in 1882, 16.14 per cent, and those on the Metropolitan, 7.16 per cent, or 10.68 per cent for the Manhattan system. This "capital actually expended," it is to be observed, is that shown by the books of the company as separated from various charges not properly connected with the construction account. What were the frauds in connection with the building of the roads there are no means of ascertaining.

LITIGATION AND CORRUPTION.

The history of the elevated road companies

has numerous chapters relating to litigation. Suits have ever since their inception been on the dockets relating to injunctions, taxes, receivers, damages, dividends, stock jobbing, annulment of charter, perversion of stock, etc. An attorney general and a justice of the supreme court of the state have been tainted by the suspicion of having been bribed by elevated railroad managers.

The history of these roads, as seen from Wall street, can never be written, any more than all the false plays over a "skin" fare table could be traced. One transaction may be noted here. The Jay Gould clique, after systematically depreciating the price of the stock in the summer and fall of 1881, turned up at the November election for officers, voted on 70,000 shares and took possession of the management of the road. It was currently believed at the time that the clique had bought the stock in their possession at an average of 20. When they ceased "hammering" it down it went up to 70. This represents a profit of \$2,450,000 on the 70,000 shares. It was thought in Wall street, however, that at least 100,000 of the total 130,000 shares were held by the Gould men, and that their profits were about \$4,000,000 on the deal."

THE BROOKLYN BRIDGE.

The act incorporating the company intending to build the Brooklyn bridge became law on April 16, 1867. The capital stock was fixed at \$5,000,000, Brooklyn subscribing \$3,000,000, New York \$1,500,000, and the remaining \$500,000 being distributed among forty-one incorporators, among whom were Tweed, Sweeny, Connelly and others, who later became notorious as plotters of this city.

During the first four years the history of the bridge was marred by complaints of fraud and downright dishonesty on the part of the builders, by investigations of accounts, and by savage attacks on the personal character of the officers. The construction account was early open to criticism, and it was discovered that men who were interested in the bridge company had also a heavy interest in the contracts for furnishing timber, stone, etc. Matters reached such a point finally that an investigating committee of fifty went to work upon the accounts and all the records of the directors. Their report, made in 1873, indicated a laxity in management and a neglect of the interests of the two heaviest stockholders, the cities of New York and Brooklyn. The legislature of the following year took the matter in hand, and authorized the two cities to complete the structure, after extinguishing the title of the private stockholders by purchasing their shares in the company and reimbursing them in full. Under the new order of things the bridge became public property, Brooklyn paying for and owing 60% per cent and New York 33½ per cent. Several investigations were made by direction of the legislature between that time and the completion of the bridge to determine the status of its affairs, and satisfy the public demand for information. The report of the committee showed reason for the completion of the bridge as soon as it could be done in safety. The bridge was opened May 23, 1883. Its cost was \$16,000,000, and the period of building more than four years.

THE TWO SYSTEMS COMPARED.

The Brooklyn bridge was a public work; the elevated roads are private enterprise. The building of the bridge may have been costly, but with its completion the opportunity it gave for stealing was ended, excepting what might be done in connection with repairs and in the management, and both these channels of expenditure are constantly open to publicity. The bridge draws no dividends on watered stock, it has no shares listed at the stock exchange, its officers cut no figure at Albany, and its managers cannot divert its revenues to their pockets. The elevated railroad system, on the other hand, exerts a power for corruption in the legislature, the courts, the stock market, and it levies a tax on the public more than double that necessary to yield ample returns on the money invested in it.

THE ENRICHMENT OF LAND OWNERS.

The citizen of New York who is not an owner of land enjoys the benefits of the rapid transit system, inasmuch as by it he is transferred from point to point in a somewhat shorter time than he would be by the surface cars. Land owners, however, have been enriched by it far more than have all its promoters and stockholders. This was figured out before the roads were erected, and the knowledge of the gains thus to be made drew the attention of the legislature to the support of the proposed rapid transit system. The owners of up-town lands as a body. In 1873 the value of the real estate in the city of New York north of Fourteenth street, assessed for taxes, reported to Mayor W. H. Wickham by Samuel B. Ruggles from offhand sources, was as follows:

Portions of the City Number	Aggregate	Average
above 11th st. of Lots.	of each.	
1. Between 14th and 20th sts.	9,066	\$97,333,450
2. Between 20th and 40th sts.	11,116	106,538,660
3. Between 40th and 59th sts.	14,942	120,597,938
4. Between 59th and 11th st. east side	16,608	57,048,500
5. Between 59th and 10th st. west side	22,320	21,262,080
6. Between 10th and 12th st. north of Central park.	24,276	41,022,115
7. North of 13th st. to Sputzen Buoy creek or Harlem river.	59,750	5,860,500
Total.....	119,966	\$451,493,663

Mr. Ruggles stated further that, judging from the progressive increase of the valuation for taxes of the real estate of the city north of Fourteenth street, it would be sufficiently evident that whenever 80,000 of the 119,966 lots north of Fourteenth street should be occupied by substantial buildings, the valuation of the 119,966 lots would probably be \$80,000,000, and the actual money value to their owners at least \$1,500,000,000. The Twenty-third and Twenty-fourth wards were not included in the statement and estimate.

This forecast was not far amiss, as may be seen by the reports of the commissioners of taxes and assessments for 1876 and 1880. The assessments of real estate by wards in New York for those years were:

Wards	1876.	1880.
First.....	\$51,043,696	\$15,730,763
Second.....	25,074,900	34,818,825
Third.....	12,658,675	13,510,815
Fourth.....	88,562,450	45,997,412
Fifth.....	21,432,650	21,232,683
Sixth.....	15,045,300	15,865,445
Seventh.....	19,484,700	39,885,994
Eighth.....	25,619,739	29,946,394
Ninth.....	17,361,150	17,390,363
Tenth.....	14,871,000	16,791,129
Eleventh.....	67,228,660	134,831,885
Twelfth.....	9,708,900	11,566,415
Thirteenth.....	25,074,900	25,074,900
Fourteenth.....	51,715,230	55,885,261
Fifteenth.....	52,454,444	57,867,127
Sixteenth.....	91,704,700	39,885,994
Seventeenth.....	66,044,750	78,153,844
Eighteenth.....	111,156,000	204,918,763
Nineteenth.....	56,044,850	44,476,270
Twenty-first.....	72,705,831	99,184,423
Twenty-second.....	66,449,640	103,228,440
Twenty-third.....	13,107,930	19,916,976
Twenty-fourth.....	9,683,769	11,194,060
Total.....	\$92,267,015	\$128,941,065

Of the \$12,000,000 (in round numbers) increased assessed value of real estate in the ten years, the wards lying north of Fourteenth street took more than \$20,000,000. These were the Twelfth, Sixteenth, Eighteenth, Nineteenth, Twentieth, Twenty-first and Twenty-second, the Twenty-third and Twenty-fourth being omitted, as by Mr. Ruggles, from the calculations. Rapid transit increased the value of real estate in the First ward also, making in the wards most affected an increase in the decade of \$200,000,000 against \$82,000,000 in all the rest.

THE ADVANCE IN RENTS.

The New York Times of March 8, 1880, noted an advance of from 30 to 40 per cent in

rentals in Harlem, based on the fact of the facilities for renting that section afforded by the elevated railroads. One real estate firm reported that it did not put bills upon small houses in its charge uptown, because it would be overrun with applications for them if it did. The Times noted a general advance of about 10 per cent in rents all over the city. The Astors had considered the advisability of a 20 per cent raise of their rents all around, but finally compromised by putting on 10 per cent in 1880 and deciding to put on 16 more in 1881. Accordingly, on Feb. 1, 1881, when the last quarter's payments were due, the Astors notified their tenants generally of an intended increase of from 10 to 15 per cent after May 1. In some instances, where three year leases fell due, the advance was 20 and even 30 per cent. The example of the Astors was followed by the Goetels, Rhinelander, Stuyvesants, and other large owners of real estate. In Harlem there was another rise of 10 to 15 per cent in rents noted in 1881.

What proportion of increased value has gone to the land, as separate from buildings, of the city north of Fourteenth street cannot be ascertained. Yet it is certain that much more has done so than is indicated in the tables given. The "unimproved" land is assessed lightly, though held at high prices by the assessors on the Twenty-third and Twenty-fourth wards has made many times over by the owners. Suppose that New York city had, with \$20,000,000, built such a rapid transit road as was reported possible by Commissioner of Public Works Alan Campbell to Mayor Smith in 1876—a depressed double track running from the City Hall to the city's tracks on the New York Central road on Fourth avenue—and suppose that the vacant city lots north of Fourteenth street had been common land, would not the city to-day be rich enough to buy out every street car line and gas company, and every other institution partaking of a public character, but which is now in private hands?

J. W. SULLIVAN.

PROTECTION IN FRANCE.

WHAT IT IS DOING FOR THE LAND OWNERS OF THE REPUBLIC.

BORDEAUX, March 19.—One of our most prominent European authorities on the subject says that, judging from the great strength of the protectionist party in the French chamber, as shown in recent divisions, there is but little reason to doubt that the proposed increase in the duties on imported agricultural produce will be agreed to, as that on wheat has been by the chamber already, in spite of the protests of the people of the towns. The change will greatly increase the cost of the staple articles

Donald's Fifteen.

The following verses were written by Robert Dick of Thurso, in the extreme north of Scotland. Robert Dick was one of the most remarkable men that Scotland has ever produced. Though but a working baker, he was a geologist of great originality and research, whose contributions to that science won the acknowledgments and friendship of Hugh Miller and other distinguished men. He was an eye witness to the cold-blooded evictions which provoked this poem:

Eh, Donald man, they've served ye sair,
Your Highland chiefs an' a,
They've brought their sheep an' nowt and deer,
And ye maun gang awa.

Ye focht for them, ye bled for them,
Sae lang's a sword ye'll draw,
An' though ye got but little for'it,
Now ye maun gang awa.

Puir Donald man, where is he gaun,
His wife and bairnies twa!
Oh! feart care I, the Laird, said he,
So that they gang awa.

The wife sat by her cauld hearth stane,
She could na thole her fa';
She moaned and sighed and groaned and gr'at,
She wadna gang awa.

The light was set to thieck and roof,
The fire ran up the wair.
Alas! the Hieland mother now
Was forced to gang wa.

Out over the cot, upon a stane
She sat wi' bairnies twa.
Her heart was brak, she could but dee;
She could not gang awa.

He could not use his dirk the noo,
The Laird was right in law,
Sae Donald gave up house and hame,
And syne he gaed awa.

Across the seas he dreams o' hame,
Far off in Canada.
But grim and bitter Donald thinks
Of when he gaed awa.

A MYSTERIOUS DISAPPEAR-
ANCE.

"Oh, dear! Oh, dear!" exclaimed Qui Fassett, throwing himself at full length on the lawn, "shall I ever be able to sell those lots?"

Mr. Fassett was a real estate lawyer, of the firm of Fassett, Peralmon & Percy. His office was in the city, but his home during the summer was in the country. Mr. Fassett's father had been a lawyer, too, when he lived. While Fassett was a mere child the old gentleman bought a parcel of vacant land in the upper part of the city, which had until then been a farm, taking title in the name of his son, saying to himself: "When Qui grows up this may do him some good, and as it costs me so little it might as well lie up the title for the boy and let the land lie vacant."

On coming of age Qui Fassett (he always signed himself "Q. Fassett") had an opportunity to sell his land for a great advance on what the elder Fassett paid, but the old gentleman advised against it. "There's nothing like real estate for investment, my son—nothing like real estate!" he used to say to Qui; and so Qui, although he had frequent offers for his land, always wanted a little more than any one would pay, a policy in which he was encouraged by the fact that every subsequent offer was higher than his previous demand.

When Qui Fassett threw himself on the lawn and made the exclamation with which this narrative opens, he had just refused the latest offer. An enterprising builder wanted the land and had offered Mr. Fassett \$8,000 a lot. Although this was more than a hundred times what his father paid for the land, and twice what he offered to take five years before, and \$1,000 more than he tried to get twelve months ago, Qui Fassett was not satisfied. He now wanted \$9,000, "for," said he, "if this property has increased in value \$1,000 a lot the past year, why should it not increase \$1,000 next year?"

But the builder was stubborn. "I am anxious to put up a row of houses there," he said, "because I know they will sell readily, and as my capital is lying idle and most of the men I usually employ are out of work, I want to get at the job at once. But I can't afford to give more than eight thousand; even at that figure I take a big risk. Better let me have the lots."

"No," replied Mr. Fassett; "nine thousand or no trade."

"All right," said the builder, extending his hand, "then I must say 'good bye' and run along for the train. I'll have to hunt up some other lots."

"Don't believe you can do any better," said Mr. Fassett, shaking the builder's hand. "No one will sell lots in such a location for any less."

"Perhaps not, perhaps not," rejoined the builder; "and then I'll have to put off the job until things get in better shape. But I am sorry for the men, and that's a fact. Why, if I could get those lots, I'd have five hundred at work in a week."

"What a philanthropist you are, to be sure," said Mr. Fassett, good-naturedly; and the two men parted, the builder to go to his train and Mr. Fassett to stretch himself on his cool lawn, and exclaim, "Oh, dear! oh, dear! shall I ever be able to sell those lots?"

For a while Mr. Fassett mentally speculated in his vacant lots, but before he knew it he was watching the movements of a flock of crows in a neighboring field, thinking of their free and easy life, noting that the scarecrow erected to worry them did not frighten them at all, and wondering if they had any of the carking cares that worry men. In a moment, almost unconsciously, he said aloud:

"I wish I was a crow!"

"Well, you are," came in croaking tones from the branches of the tree over his head.

"What in thunder is that?" inquired Mr. Fassett, somewhat startled for a man usually so cool.

"I'm a crow, too," the croaking voice replied.

"Oh you are, are you? Well, what do you mean?" asked Mr. Fassett.

"You said you wished you were a crow, and you are," was repeated.

It suddenly dawned on Mr. Fassett that he had fallen asleep, and the absurdity of his little dream made him laugh outright.

But what a laugh! It frightened him as he heard it. Instead of the round, hearty, whole-souled laugh to which his friends were accustomed, and which was not without music to his own ear, he heard nothing but a croaking—"aw! aw! aw!"

Mr. Fassett raised his hand to his face to assure himself that he was really awake, and from sheer awkwardness tangled his claw in his feathers. In extricating the claw and smoothing his ruffled coat, he

saw himself as he was, and realized that he had indeed become a crow.

The crow in the tree had been watching Fassett's movements with amused interest, and now asked him if he would like to join the flock. Almost before he knew it Qui's wings were outspread, and he was fluttering upward. Alighting on the branch along side of his new friend, he asked what he was doing there.

"Watching this tree," said the crow.

"What for?"

"To keep crows from building nests here."

"Much obliged to you," said Fassett; "for taking so much care of my property."

"Your property!" said the crow, "well I guess not! Aw! aw! aw! that is rich! Your tree! Why this tree belongs to old Jim Crow. He's down south now. Didn't come up with the rest of the crows. Too lazy to fly such a distance. Don't you know that this is the best tree for building crows' nests in all this section?"

"It is, eh? Well, why in thunder do you keep crows from building nests in it, then?"

"You are green. You don't seem to know as much as you did when you were Q. Fassett, Esq. I'm an officer of the law, I am; an officer of crow law, and old Jim Crow owns this tree, and if the law didn't protect him every crow would want to build a nest in its branches and not pay old Jim anything for it. That's why I'm here. I guess I know my duty. My number is 2061, and if you want to know anything about me you just go over to the station house. May be you'd like to build a nest here yourself. Well, you just try it on and I'll run you in so quick it'll make you dizzy."

"Well," said Mr. Fassett meekly, "I thought I owned this tree, but if it belongs to Mr. James Crow I wish you would tell me how he came to own it."

"That's easy enough. He bought it from another crow. Ask me something harder."

"How did the other crow get it?"

"His grandfather gathered twigs and built a nest in it once, and the family has kept a policeman here ever since," replied the crow with an air that said as plain as plain could be, "that settles it," and Mr. Fassett's knowledge of the law assured him that it did settle it.

The two crows were silent for a time. Fassett's thoughts reverted to his interview with the builder, and he had just begun to wonder whether he would ever sell those lots when his companion told him he mustn't be loitering there, but move on. So Fassett moved on. Spreading his wings he was surprised to find how easily he sailed through the air. Passing over the corn field he recognized his hired man and flew toward him, but his hired man let fly a charge of bird shot, which whistled past Mr. Fassett and assured him that his hired man made up in vigilance what he lacked in marksmanship.

After flying till he was tired, he headed for a large tree in the middle of the forest. To his surprise he found its branches filled with crows. They looked suspiciously on him, and he overheard occasionally a word that sounded like "spy." For a time no crow came near him, but after a little old fellow walked toward him sideways along the limb of the tree.

"Where'd you come from?" the stranger asked.

"Just give up a job," replied Qui.

"What at?" the other persisted.

"Watching a worm preserve."

"Why'd you give it up?"

"Got tired working for another fellow for grub and roost," said Qui.

The conversation continued cautiously for a time on the part of the stranger, but after a while with greater freedom. Qui found that this was a meeting of crows, who, like himself, had quit working because they were not satisfied with the pay. They had managed among them to make up a little pile of corn, with part of which they hired the tree in which they were roosting and were living on the remainder.

"But our funds won't hold out long," said the old crow, "and as there are so many crows out of a job I am afraid we shall have to give in and go to work."

"Why do we want funds?" Qui asked.

"Why do you want funds?" replied the old crow. "Well, we want funds because we've got to have something to eat and a place to roost."

"Surely you don't need funds on that account. You can scratch for worms and corn, can you?"

"Some of us can, but some of us only know how to build nests. Some can't even do that; they have gathered nest materials all their lives, and others have done nothing but make up the materials for the builders."

"That's all right," said Fassett. "I think I can get you out of your trouble. Now if I can get you out of your trouble. Now if I can get you out of your trouble."

"Hold on!" interrupted the old crow in excitement. "Hold on! Hallo, fellows, I say here's a chap what says he can get us out of our fix. Shall we let him in and hear what he has to say?"

"What's his line?" was croaked from the crowd.

"But I'm hungry," said Mr. Fassett.

"No doubt of it," said the leader of the flock; "but why don't you work for a living like an honest crow?"

"Do crows work for a living?"

"Of course they do. How do you suppose they get a living?"

Mr. Fassett thought a good many of them got a living by stealing his seed corn, but remembering that he was a crow himself he didn't say so. He only asked what they worked at.

"Some of them make up nest materials, some gather the materials, some collect corn, some build nests, some guard the trees that belong to absent crows, and some guard worm preserves," replied the crow boss. "If you are really an honest crow," he continued, "and want to make a living, you can join my flock and I'll give you a job."

"What's the pay?" asked Mr. Fassett, falling in with the humor of this conceit.

"A worm three times a day and a place to roost."

Mr. Fassett accepted the job, and found that the principal duties of the flock were to guard the worm preserves of his boss from the invasions of other crows. He was required in addition to gather worms for the boss' meals, and whenever he found a grain of corn or other non-perishable food to carry it to the boss' warehouse in the trunk of a large tree in the forest. He came near getting into serious trouble once with the crow authorities by eating a grain of corn that he found; but the boss restrained from making a complaint on account of Mr. Fassett's ignorance of crow law.

At night Mr. Fassett roosted with the rest of the flock on the limb of a tree, in which the boss and his family had a comfortable nest. Fassett found that the crow he worked for was not the worst of birds; but he got tired of three worms a day and nothing but the limb of a tree to roost on, in return for hard work, and one day he told the boss that he was going to leave and look after himself.

"Better keep a good place while you've got it," said the boss. "You are entirely unskilled, and you have been so improvident, eating up all your wages from day to day, that you have nothing to fall back on if you don't get work."

"Well," replied Mr. Fassett, "if I can't get work for somebody else, I guess I can hunt worms and corn on my own account, can't I?"

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THE NEW PARTY IN NEW YORK.

Movements of the District Assembly Clubs—Meetings and Entertainments.

Thursday evening, March 24, was the gala night of the united labor party clubs of this city. Entertainments were given by the Fifth, Seventh and Seventeenth assembly districts. In the Fifth, singing, recitations and a lecture by William McCabe were the order; in the Seventh, in addition to singing and readings, Colonel Hinton delivered an address. The Seventeenth gave an excellent entertainment, interspersed with speeches by Augustus A. Levey, Colonel Hinton and Frank Ferrall, which lasted until after 11 o'clock, and then the floor was cleared for dancing. The hall, Wendell's large assembly room, was handsomely decorated; an illuminated legend at one end read, in letters two feet high, "United Labor Party—17th Assm. Dist." another feature was a profusion of flowers depending from the chandeliers and arranged upon the walls. The Balfie club orchestra began the music for the grand march, and couple after couple took their places in line, and before the march was finished over one hundred were on the floor. Chairman Magee and Treasurer Hotchkiss, with their assistants, were in high feather over the success of the affair, and took great satisfaction in chafing the republican and democratic leaders of the district, who appeared to be the reverse of happy over what they saw before them. Mr. Senator Plunkitt will probably not represent this district in the legislature next year; in fact, the candidates of the united labor party for assemblyman, alderman and state senator will more than likely sweep the district by over a thousand majority.

Last Saturday evening the Twenty-third district club met in their rooms, 16th street and Third avenue, and heard read a chapter from "Progress and Poverty." This club is particularly fortunate. The headquarters are probably the most commodious and convenient in the city. A business meeting is held once a week, three nights are devoted to lectures or debates, and on the other evenings the hall is open to any of the members and their friends who may choose to drop in.

On Monday evening the united labor party club of the Fourteenth assembly district held their regular meeting at 257 East Tenth street. The principal business was listening to reports from the organizers of the various election districts. This system of organization has been nearly completed. The club holds a picnic at Sulzer's park, Saturday, July 30, and a committee of fifteen was appointed with power to make all necessary arrangements. The Germans of this district desire to form a division in which business can be carried on in their own language, subject, however, to the jurisdiction of the central club. They offered a plan, which was referred to a committee to examine. Primaries are shortly to be held in all the election districts to elect officers and members to the assembly district executive committee. The three committees will meet Sunday afternoon at 3 o'clock, at Clarendon hall.

The Tenth assembly district club will give an entertainment and ball at Germania assembly rooms, Bowery, next Monday evening.

The Twenty-fourth district club met on Tuesday evening at their hall, 15th street and Third avenue, and completed arrangements for their entertainment and ball, which takes place next Monday night.

The Eighth assembly district club has engaged Wallach's hall for a ball on Thursday evening, April 14.

The Roslyn benevolent association give their annual ball at the Harmony rooms, Essex street, Saturday evening, April 23.

The Monarch social club will have an afternoon and evening picnic at Washington park on Saturday, April 9.

The meetings for the coming week are: This (Saturday) evening—Fourth district, 68 East Broadway, Monday, April 4—Twentieth, 168 Second avenue; Twenty-third, 187 Third avenue (English branch); Tuesday, April 5—Eleventh, 510 Sixth avenue; Twenty-third, 187 Third avenue (German branch); Twenty-fourth, 151st street and Third avenue; Wednesday, April 6—Sixth, 412 Grand street; Thursday, April 7—General committee, Clarendon hall; Fifth, Warren hall; Eighteenth, 253 East Thirty-fourth street; Friday, April 8—Ninth, corner Hudson and Twelfth streets.

LABOR.

The list of employers who are sharing profits with their employees is increasing. The Springfield Foundry company is the latest addition to the list. Pillsbury, the Minneapolis flour man, has begun it.

Out of 10,932 coke ovens in the Connellsburg region, 1,204 are idle. A million-dollar company has just been organized in New Orleans to build several hundred coke ovens in Alabama. Another million-dollar company is starting in Westmoreland county, Pennsylvania. A dozen concerns have completed arrangements to build coke ovens, some of them in the south, where blast furnace production is seriously hindered by the irregular and scant supply. The Connellsburg region shipped 52,000 cars during January and February.

Minnesota has two new labor laws. One gives to labor the right of first lien on all property. The other forbids contractors for prison labor to manufacture articles in competition with the custom work done by artisan labor in the state.

The results of a year's experiment in profit-sharing in the Wardwell needle company's works in Lake Village, N. J., are thus reported by the manager: "Last spring we promised our employees to share equally with them whatever profits we might earn during the rest of the year, after paying a reasonable interest on the stock. This was accepted by them instead of the increased pay which they had asked. The result of the year's business has been highly satisfactory. After dividing 6 per cent to stockholders—which was about the average for the past fifteen years—there was a surplus, one-half of which was apportioned among the help, nearly in proportion to the wages of each, and amounted to about six per cent of their wages for the time being, and was nearly one-third in the aggregate of the dividend to the stockholders. It amounted to the same as though they had owned about \$300 worth of the stock each on an average. With one-third less help than for several previous years, our business has been more successful in the past year than in any previous year of our experience, and we attribute this largely to the plan of sharing the profits with the employes. We shall continue this arrangement, as we are satisfied it is the best for all."

The German imperial printing office at Berlin employs ninety-five artists and art assistants, and the workmen, apprentices, lads and girls number 770. The amount of work turned out there in the interest of the government is enormous.

The German and Prussian government offices absorb in common expenses about \$12,000,000 a week; the post and telegraph, 13,000,000 a week; and 60,000,000 forms, cards, etc. The number of notes, etc., from the thousand-mark note down to the lowest-priced post stamp, printed during the last business year at the Imperial office amounted to 1,173,500,000, of the value of 2,659,900,000 marks, which gives an average of 7,769,000 marks per diem. All the people working in the "value departments" have to remain the whole day on the premises and take their meals there, for which purpose a kitchen has been established, where they get their food at reasonable prices.

To One of the \$5,000.

If "One of the \$5,000" will send his address to this office we will place in his hands a letter from a lawyer who will undertake to recover certain lands in Texas.

REAL ESTATE IN NEW YORK.

Small House Properties Going Out of Date—A City of Landlords and Tenants.

The neighborhood west of the park, between Sixty-fourth and 104th streets, which a few years ago was for the most part a dreary stretch of open lots, dotted here and there with an old manor house, a shanty hamlet or a market garden, is being slowly built up. Two classes of neighborhoods have started—one, the larger, of elegant dwellings, worth all the way from \$20,000 to \$80,000 apiece, with here and there a great apartment house; the other of tenements. At present there is no exact line of demarcation between these neighborhoods; vacant lots fill up the intervening spaces, so that the people in the tenements can look out at the fine residences in the distance, and for the present have plenty of light and air. There seems to be no chance of a small-house neighborhood springing up here.

This district was held out of use for many years on speculation. Every one knew the land was valuable and would one day be more so. And in spite of the fact that building had not even begun, lots have for fifteen years been held at higher prices than on the other side of the park. Now that building has started, prices of lots are booming away ahead of what they were two years ago. The pressure for house room has had its effect. A good instance of the way land has risen in value there is that of the lots on Ninth avenue and Eighty-first street, by the elevated station. A builder erected six apartment houses on five full lots here, which cost him, houses and land included, \$90,000. He sold out in eighteen months for \$103,000, or say 71 per cent profit. The man who bought the corner house paid \$25,000 for it. He now receives \$40,000.

As for the residences they are many of them magnificent. As remarked above, some of them are held at \$80,000 apiece. The general custom is to build two, three or half a dozen, all different. The old style of building long rows of houses, one just like the other, which has given the East side such a gloomy look, is out of date. It is said that the good architects of New York have more business than they can attend to in the way of making plans for fine residences, and refuse to take more work unless plenty of time is given them. It is safe to say that the people who will live in the finer of these residences have incomes of from \$10,000 to \$50,000 per year.

But the fact is that no small house neighborhood is springing up anywhere on the island. Says the *St. Louis Age of Steel*:

"The following figures are significant. The estimated cost of new buildings of which plans were filed in the city of New York during the year 1886, was \$58,470,653. The average cost, exclusive of land, exceeded \$14,000—one of these within the reach of persons of small incomes. The conveyances of real estate show an outlay of nearly \$237,000,000, the average amount of each \$21,000. In 1879 the average was only \$9,500."

The result is, of course, that New York is fast becoming a city of landlords and tenants.

The churches of the city in their corporate capacities have come in for a fair share of the profits made in late years in real estate transactions.

They are doubly favored, for, in addition to their exemption from taxation, they have had in the past a habit of selling a piece of ground twice. First they laid out small burial grounds, generally alongside the building, and sold them in lots to suit. Any New Yorker who has lived here twenty or thirty years, however, knows how these graveyards have gradually disappeared, and are now the sites of buildings. They were resold by the churches, the proceeds going, not to the heirs and assigns of the people under ground, but to the church corporation, in most cases an entirely different set of people. The churches, too, in moving, almost without exception, have been able to locate in far finer spots than they formerly occupied. Take the Reformed church which owns the fine new building on 123d street and Sixth avenue. They moved there after selling or leaving their old land and building over on Third avenue, which had grown very valuable. And the Episcopal church on Madison avenue and Seventy-first street—they were formerly over near Third avenue, too. Old Trinity's plan is not to sell, but to lease. The burial ground alongside this church on Broadway, opposite Wall street, would suffice to run the church if leased, but there is no necessity for that. The Trinity church corporation, as it is called, owns land all over the city, from 15th street down. They keep their affairs very close, but now and then an item in the papers shows where their property is. On Monday last a Trinity leasehold, Nos. 51 and 52 Morton street, a four-story apartment house, was sold. The ground rent is \$600 a year, and the house contains eight flats, so that each tenant pays Trinity church \$75 per year for the privilege of living. L. R. Green of Boston is now erecting a fine hotel on Broadway and Thirty-sixth street, and it appears that this valuable corner is owned by Trinity; he gets it on a sixty-three year lease.

Now that the upper part of the city is being built up and streets are cut through, it is seen that, just as further down, many property owners have been left with little narrow strips or gorges along the street—strips in many cases useless for building purposes unless joined to the property next them. Such strips have often been used by the owners to extort from the inside owner an enormous price, for not only is it to his advantage to have a front on the street, but the owner of the strip can, unless brought out, erect some very objectionable structure. A good case of this kind was in Fifty-third street, through which the elevated road runs. There was a row of private houses built some distance from the street, and a few years ago, right in front of a number of these houses was a big board fence right up to the parlor windows. The reason was that the owner of the houses refused to buy the V-shaped piece in front of him. So the owner of the piece built the fence, and succeeded in injuring the houses to the extent of many thousands of dollars. Another case is that of the man who built an apartment house on Eighty-second street, seven feet from Lexington avenue. This seven feet is owned by another man, and runs back along the avenue front 100 feet. When the owner of the strip found that his neighbor would not buy him off, he erected a four-story house, 7 feet wide and 100 feet deep, thus completely shutting off all light and air from the Lexington avenue side of the apartment house, and darkening the yard in its rear, so that it is now one of the most undesirable of houses. Of course this sort of thing is nothing more nor less than extortion or blackmail; but there is really no remedy for it as long as the law tax is what it is now. A man certainly has a right to hold his strip and to build a fence on it, and to demand any price he chooses for it. How long it will last is another question.

From an Irish Catholic.

NEW YORK, CT., March 20.—I am of Irish birth and Catholic faith, and circumstances only prevented the desire of Catholic parents to fit me for the Catholic priesthood. I congratulate you on your noble defense of Dr. McGlynn against the vehement attack of Archbishop Corrigan and the pastor of St. Michael's. The conduct of those two men were both infamous and disgraceful to the Catholic church. When I hear the old cry of the church in danger I instantly perceive some plan to cover some rascality. If Archbishop Corrigan has seen his mistake, let him rectify it like a man. Inclosed find \$1 for 500 copies of your *land and labor* literature.

FRANCIS DUNNE.

A WORD FROM SCOTLAND.

The People are Fast Coming to Know Their Rights.

GLASGOW, Scotland, March 12.—The great vote on the side of social and political reform in the recent New York mayoralty campaign has frightened the monopolists on this side of the Atlantic. They are alarmed to see the big battles on the side of such "wild theorizers" as the author of "Progress and Poverty." What is marked in the progress of the agitation here is the almost complete extinction of the old type of land reformer, the fellows who used to talk about "primogeniture," "entail," "free trade in land," etc. They have all gone the way of the blessed. Only occasionally some landlord or land agent gives utterance to such doctrines. Reform, as popularly understood, now means the assertion in some way of the people's rights to the land, their natural inheritance.

RICHARD McGHEE.

THE LANDLORDS WANT IT ALL.

Albany Letter to Brooklyn Citizen.

One of the great secrets of the opposition to the plan for increasing the Brooklyn bridge railroad facilities is that nearly all the New York city officials are interested in real estate in the upper portion of New York city, which they are holding at very high prices. They fear that if better traveling facilities are given between Brooklyn and New York that Harlen's vacant lots will be depreciated and those in Brooklyn enhanced in value. For instance, lots in Brooklyn, within fifty minutes' traveling distance of the New York city hall, can be purchased at \$500 to \$1,000 each, while vacant lots in Harlen within the same distance from the point named, are held at from \$3,000 to \$5,000 each. Consequently it can be stated with a certainty that the New York city senators will not vote for any measure to increase the facilities of the bridge railroad; and Mr. O'Dendorf's real motives for opposing the bill are not because the proposed enlargement of the bridge platform will injure his newspaper building, for it will not injure it in the least. The truth of the whole matter is that New York real estate speculators have become jealous of the growth of Brooklyn.

RICHARD McGHEE.

MEMBERS OF LABOR ORGANIZATIONS and others wishing to canvas for subscribers to this paper on a liberal commission are invited to send their names and addresses to the publishers of THE STANDARD, 25 Ann street, New York.

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LAND AND LABOR PARTY.

CITIZENS OF OHIO WHO ENDORSE THE principles of the United Labor Party and desire to lend active and earnest moral support to the movement for the emancipation of labor are requested to communicate with the State organizer for Indiana.

WARREN W. BAILEY,

Editor News, Vincennes, Ind.

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